



VOLUME 51 NUMBER 3 • MARCH 2021

THE

MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION

The Bunny Ride
Page 11



Residents of Montclair Property Owners Association

Welcome to the 2021 Lawn and Landscape Season!
Premium Lawn and Landscape is offering
Special Deals for Mowing your Property!

Please Activate the following Service for the 2021 Season	Please Initial
Single Family House - Mowing and Edging of the Yard \$ 30.00 / per service	<input type="text"/>
<ul style="list-style-type: none">- Mowing service will occur on a weekly (7day) basis from April 2021 through November 2021.- Leaf Clean Up Service - starts automatically in the Fall for mowing customers. *(billed at an hourly rate of \$95.00/hour for a 2 man crew)- Yards must be clear of obstructions. Crews will not move items such as grills, lawn furniture or childrens toys.- Premium Lawn and Landscape will not be responsible for items left in the yard. <p style="text-align: center;">All services must be set up for automatic monthly payment. Please fill out your Credit Card information below and sign the agreement. *Credit Cards will be charged at the end of the month for the services performed.</p>	

Name: _____

Property Address: _____

City: _____ **State:** _____ **Zip:** _____

Please fill out your Credit Card information below and sign the agreement.

Prepay with a VISA or a MASTERCARD (circle card type)

Name On Card: _____	Security Code: _____
Card Number: _____	Exp. Date: _____
Email Address: _____	(For Payment Receipt)

I have read and agree to the Terms and Descriptions of the services to be provided.

Customer Signature: _____ **Date:** _____

Daytime Phone Number: _____

Please return a signed copy to the office via mail, Fax (703)239-9669, or
email: info@premiumlawncare.com



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Apply Today!



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Photo Credits:
Cover - Brian Smith

MPOA Office

Mailing Address

3561 Waterway Drive
Montclair, VA 22025

Hours of Operation

Monday-Friday: 8:30 a.m. - 5 p.m.
Wednesdays, Apr.-Oct.:
8:30 a.m. - 8 p.m.

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 & Precinct 1 Rep., Frederick Rash.....(703) 878-3972

1st Vice President, Meg Czapiewski.....(571) 264-1867
meg@yourhsrgroup.com

2nd Vice President, Linda Cheng-Khan.....
lindack4montclair@gmail.com

Treasurer & Precinct 4 Rep., Heather Keenan.....
Heather.Pr4@protonmail.com

Secretary, Heather Page.....(228) 282-5128
pagechaser@live.com

Precinct 2 Rep., Bill Garber.....billgarbermpoa@gmail.com

Precinct 3 Rep., Ned Greene.....(703) 680-4669

At-Large Directors

Stephanie Eversley.....stepheversleympoa@gmail.com

Tracy Hansen.....(571) 330-5341

Tim Smith.....TimSmithMPOA@gmail.com

Chris Williams.....c.williams.va@gmail.com

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

Committee Chairpersons

Budget & Finance, Victoria Smith.....(703) 590-4756

Communications, Joellen Welch.....(703) 828-5656

Community Events, Nancy Williams.....(703) 595-5577

Covenants, Chris Dvorak.....(703) 944-7142

Election, Barbara Ball.....(703) 670-4381

History, Curtis Hoagland.....(703) 380-3819

Lake Management, Richard Arvin.....(703) 878-1657

Landscape & Facilities Management, Linda Arvin.....(703) 878-1657

Montclair Triathlon, Tava Foster.....(719) 660-1364

Recording Team, Jan Starai.....(703) 927-5329

Safety, Marie Juliano.....(703) 583-9719

Management Staff

General Manager

Bernie Guthrie.....gm@montclairva.com

Manager of Operations

Adam Werle.....operations@montclairva.com

Executive Assistant

Elizabeth McKeone.....execassist@montclairva.com

Covenants Manager

Armin Neuman.....covmanager@montclairva.com

Covenants Inspectors

Ana Sosa.....covinspector2@montclairva.com

Covenants Administrator

Lakesha Henderson.....covadmin@montclairva.com

Communications Manager

Shannon Woolard.....communications@montclairva.com

Events Manager

Kim Monell.....events@montclairva.com

Administrative Assistant

Kristy Taylor.....info@montclairva.com

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Non-Emergency Police.....(703) 792-6500

Park Authority.....(703) 792-7060

Post Office-Dumfries.....(703) 441-8304

Traffic Safety.....(703) 792-5919

Zoning.....(703) 792-7651

Schools

Ashland Elementary.....(703) 583-8774

Henderson Elementary.....(703) 670-2885

Montclair Elementary.....(703) 730-1072

Pattie Elementary.....(703) 670-3173

Benton Middle.....(703) 791-0727

Graham Park Middle.....(703) 221-2118

Saunders Middle.....(703) 670-9188

Forest Park High.....(703) 583-3200

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Gas, Washington Gas.....(703) 750-1400

Trash, American Disposal.....(703) 368-0500

Water & Sewer, PWC.....(703) 335-7950

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(To report a road problem, visit <https://my.vdot.virginia.gov/>)

Telephone, Cable, & Internet

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Verizon.....(800) 922-0204

Elected Officials

U.S. Senators

Mark Warner.....(202) 224-2023

Tim Kaine.....(202) 224-4024

Congressman, Rob Wittman: First District.....(202) 225-4261

Virginia Governor, Ralph Northam.....(804) 786-2211

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

Virginia House of Delegates Representative

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

Board of County Supervisors, Potomac District Supervisor

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

School Board Representative, Potomac District

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



Community Information

Board of Directors Meetings

The Board of Directors meets the second Wednesday of the month at the MPOA office. The Executive (closed) Session of the meeting begins at 6:30 p.m., followed by the Open Session for Owners and invited guests at approximately 7:30 p.m.

Assessments

Assessments are \$570 when paid in full, or \$59 when paid monthly. Monthly assessments are due on the first of the month, May through February. 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 62010,
NEWARK, NJ 07101-4983

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

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

Trash Collection

Trash: Thursdays
Recycling: Mondays
Yard Debris: Thursdays (limit 10 bags)
Special Pick-Ups: Thursdays
American Disposal: (703) 368-0500

The Montclairion

The Montclairion is considered a source of information and does not endorse any specific advertiser represented here. The Montclairion 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 necessarily 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, Montclair's monthly publication, has advertising space available on a first come, first served basis.

Display Ads Color

1 Page (8.625" x 11.25").....	\$750
1/2 Page (7.25" x 4.5").....	\$325
1/4 Page (3.5" x 4.5").....	\$175
1/8 Page (3.5" x 2.25").....	\$90

Classified Ads

MPOA Residents.....	\$10
Non-MPOA Residents.....	\$15

Ads are due by the 5th of the month prior to publication. Limit 40 words per classified ad.

Neighbor to Neighbor and Other Articles

Articles may be submitted thirty days before publication (for example: July 15 deadline for September issue) to communications@montclairva.com. The Member's name, address, and phone number must be included with all submissions. Articles pertaining to MPOA Committee news or informational content on behalf of Board and Committee chairs will be given priority. 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.

BOARD BRIEFS

Board of Directors Meeting, February 10, 2021

- Approved the recommended actions by the FAB Committee for the month of January.
- Approved escheatment of unclaimed amounts for prior unit owners to the Commonwealth of Virginia for the month of January.
- Approved Small Balance Write-Offs.
- Approved Violation Hearings for Non-Respondent Owners for the month of January.
- Approved the minutes of the January 13, 2021 Board Meeting, as presented.
- Approved Montclair POA Entry Signage Replacement Contract, pending budget approval.
- Approved Mailing of Budget Notice to All Owners.
- Motion failed to conceptually plan a Dog Park at 15502 Cliffview Drive
- Approved motion to conceptually plan a limited size Dog Park Adjacent to the MPOA Building.
- Approved motion to solicit for a downstream sluice gate within Lake Montclair's Spillway.
- Approved a proposal from OTT HydroMet for updating the Lake Level Monitoring System.
- Postponed a motion to move all Hunters Run RPA signs equidistant from the Common Area boundary line to the March 10, 2021 Board meeting.
- Motion failed to grant homeowners permission to plant native species plants in the Common Area along the Hunters Run RPA.
- Motion failed to approve additional funding of \$203,200 to the Physical Control Access Systems at West Beach and Dolphin Beach bathrooms.
- Approved motion to terminate the existing contract with Condortech end EZ Facility until such time that PACS can be funded and utilized by the membership at West Beach and Dolphin Beach bathrooms.
- Approved PIR for M1-TIMD-4757-04 for the addition of railing on the established stairs to their dock.
- Approved the motion for Recreation Guards for coverage as needed on weekends in May 2021.

Want more info?

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

*Extended Hours starting Soon!!
Wednesdays, April-Oct
8:30 a.m. - 8 p.m.*

COMMUNITY WATCH INCIDENT REPORT – JANUARY 2021

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	WW	Notes	JAN	DEC	NOV	OCT
Assault	3	-	-	1	-	Includes 2 domestic assaults.	4	1	3	1
Burglary / Att. Burglary	-	-	-	-	-		0	0	0	0
Drug / Alcohol Related	-	-	-	-	-		0	2	2	4
Firearm Violation	-	-	-	-	-		0	2	0	0
Larceny / Theft	1	1	3	2	1	Includes 2 motor vehicle thefts.	8	36	11	4
Robbery	1	-	-	-	-	Incident on Widewater Drive.	1	0	0	0
Vandalism	-	-	2	-	-	Incidents on Cliffview Dr. and Kenton Cir.	2	8	10	6
Other Serious Incident	-	-	-	-	-		0	0	0	5
OTHER INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	WW	Notes	JAN	DEC	NOV	OCT
Animal Complaint	-	3	1	1	-		5	11	6	10
Disorderly / Noise Violation	1	1	-	3	-		5	16	11	15
Solicitor / Panhandling	-	-	-	-	-		0	2	0	1
Suspicious Person / Vehicle	5	4	2	-	8	Includes 3 incidents at county park.	19	20	24	4
Traffic / Parking Violation	2	-	-	-	-		2	5	7	2
Trespassing	-	-	-	-	1	Incident in vicinity of MPOA Bldg.	1	1	2	1
Vehicle Accident	1	1	1	1	6	Includes incidents at Waterway intersections.	10	16	16	13
Miscellaneous	6	1	1	2	10	See notes below.	20	18	23	20
TOTAL INCIDENTS	20	11	10	10	26		77	138	115	86

Pct.1 – 2 unattended deaths, 1 police info – property crime, 1 incident of property found, 1 unlawful entry, and 1 incident of fraud. **Pct.2** – 1 traffic control incident. **Pct.3** – 1 incident of giving false identity to law enforcement. **Pct.4** – 2 unattended deaths. **WW Dr.** – 1 incident of loitering (vic. MPOA Bldg.), 4 responses to traffic obstructions, 4 motorist assist incidents, and 1 incident of fraud.

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President's Message



The Budget and Finance Committee has done a great job preparing the proposed Budget for your approval. This year has been very challenging in many ways, including the failure of last year's proposed Budget.

Some may have thought that continuing the Budget of two years ago and the assessment of \$570 per lot would save homeowners money. Although income remained stagnant, expenses did not, and the requirement for funding reserves for repair and replacement did not change.

Although COVID made it impossible to hold some events, those savings did not make up for unrealized assessment income. Returning Montclair to solid financial footing requires the proposed annual assessment of \$696 (or 12 payments of \$60 including the \$2 monthly service charge),

Please vote yes on the Budget and vote for your precinct representative.



Virtual EASTER EGG HUNT



HOW DOES THIS WORK?

1. Use any items in your home that you have to create your Easter egg masterpiece.

2. Make sure that your Easter egg is large enough to view from the street.

3. Display your egg in a window or on your front door by March 21st.

4. Now go hunting around your neighborhood for Easter eggs.

5. Snap a photo of as many eggs as you can find and email them to:
montclairegghunt@gmail.com, by 5pm March 26th.

Rules:

- 1 submission per family
- Top 5 families with the most eggs found will win a Target gift card!

Bunny Ride 2021

Intersection of Holleyside Drive and:

9:03 AM - Huntgate Lane
9:06 AM - Sugar Maple Lane

Intersection of Camellia Lane and:

9:10 AM - Tallwood Drive
9:13 AM - Lindenberry Lane

Intersection of Spring Brand Blvd and:

9:18 AM - Streamside Court
9:21 AM - Woodglen Court

Intersection of Holleyside Drive and:

9:25 AM - Cedar Knoll Court

Intersection of Timber Ridge Drive and:

9:28 AM - Maywood Drive

Intersection of Beachview Drive and:

9:31 AM - Skyline Drive

Intersection of Loganberry Lane and:

9:38 AM - Silvan Glen Drive
9:42 AM - Golf Club Drive

Intersection of Fallstone Place and:

9:48 AM - Thistle Court

Intersection of Avon Drive and:

9:55 AM - Beaver Dam Road

Intersection of Fairway Drive and:

9:58 AM - Candlestick Court
10:02 AM - Ashgrove Drive

DOLPHIN BEACH

10:05 AM - 15 minute stop

Intersection of Marlinton Drive and:

10:22 AM - Brawner Drive

Intersection of Moncure Drive and:

10:25 AM - Spalding Drive

Intersection of Montview Drive and:

10:32 AM - Widewater Drive

Intersection of Breeze Way and:

10:37 AM - Windward Court

SOUTHLAKE REC. CENTER

10:40 AM - 15 minute stop

Intersection of Olivia Way and:

11:00 AM - Marbury Heights Way

Intersection of Hopkins Drive and:

11:06 AM - Moncure Drive

Intersection of Edgewood Drive and:

11:12 AM - Sheffield Drive
11:15 AM - Deer Park Drive

Intersection of Dalebrook Drive and:

11:18 AM - Dickerson Place
11:22 AM - Vista Drive

Intersection of Northgate Drive and:

11:25 AM - Vista Drive

Intersection of Edgewood Drive and:

11:30 AM - Brandywide Road

Intersection of Cliffview Court and:

11:35 AM - Cogenbury Court
11:40 AM - Windsong Lane

Intersection of Golf Club Drive and:

11:49 AM - Ridgewood Court

Intersection of Larkspur Lane and:

11:57 AM - Mimosa Trail



#montclairvaevents

From the Desk of...Bernie Guthrie, GM



Saving Montclair's Future Includes Saving for Montclair's Future

You've likely seen or heard the terms "operating funds" and "reserve funds" in association communications and documents. However, most owners have no idea how those terms correlate to the community's maintenance and upkeep needs. Please allow me a moment to explain a bit more about what these terms mean to Montclairions.

First, we need to remember that operating funds are detailed in a budget each fiscal year (the twelve months from May 1st to the following April 30th). The operating budget shows you how the Association will use the income from assessment payments and the projected income-expenses must balance (projected income equals projected expenses). One of the items in the operating budget is a line for Reserves. This is where we set aside a portion of income each year to contribute to the reserves. Think of it as saving up for future needs. For example, if you need to replace your roof in 10 years and it costs \$10,000, then each year you set aside \$1,000 so that in 10 years you'll have the needed funds.

Add to that all of the other costs for repairs and maintenance you may need, and you have what a "reserve fund" is. We do the same for Montclair POA but on a much larger scale!

The maintenance requirements for the common areas and elements of a property are unique to each one. Maintaining these attributes to ensure they operate efficiently and look attractive requires a broad range of routine tasks and repairs. These operating activities can include work such as; restroom cleaning, pet waste disposal, snow removal, errant trash collection, painting projects, and other jobs that occur both on a regular and as-needed basis. The scheduled work expenses are itemized in the annual operating budget presented to the membership as part of the Annual Meeting process each March for membership approval.

In addition to the day-to-day operating activities, Montclair POA must also plan for major repairs, replacements, and upgrades detailed in the reserve study and the accompanying annual funding plan. These funds are a line item in the operating budget for that yearly specific contribution to the reserve costs.

These funds build up over the years as part of a balance sheet account and are typically invested to gain interest which is also added to that fund.

There may be scheduled work or the result of an unforeseen event or may require more significant outlays of time, energy, and expense. The reserve fund expenditures can include substantial activities such as roof, siding/windows/doors of the building, lighting or landscape projects, replacement of tot lot equipment, drainage correction, replenishment of beach sand, or asphalt, a few examples.

When you think about the community's size and complexity, you can imagine there's a lot to consider and plan for! That's why we are required to procure a new reserve fund study every five years and evaluate the funding against the recommendations made. In addition to guaranteeing the Association's long-term financial well-being, the document also creates a timeline for items that require future repairs/replacements. The estimated year(s) may require funding, and how much money should be set aside each year to "save up" for the job. The total of the funding each year is then spread across each unit for an equal contribution.

For example, many playsets may have an average useful life of 20 years (this may be more or less depending on variable elements such as weather, materials, quality, etc.). If the set costs \$40,000 to replace, then we need to set aside \$2,000 each year to have the funds accumulated to replace it. Each unit in MPOA then pays \$0.52 as part of their assessments each year for that item.

It's essential to know the difference between an operating cost and a reserve expense. Operating costs are those expenses that are incurred for routine activities undertaken to maintain the property daily. These include all the line items from office expenses to utilities to building and grounds upkeep in the operating budget.

Alternatively, reserve expenditures are planned repair and replacement projects undertaken to maintain the property's function and value. Though it may seem simple, the difference is essential. Maintenance is considered an ongoing expense; reserve expenditures, on the other hand, maintain the property's market value and protect the investment of the owners by carrying out and ensuring funding for significant maintenance and replacement projects that do not occur annually.

If, for any reason, the expected annual reserve contributions are not made (i.e., the budget fails to pass with the appropriate amounts earmarked for reserves), then important work may need to be deferred until funds are available. Once you start falling behind on the funds set aside for reserves, it isn't easy to catch up, and there may be a need for a special assessment to obtain the amounts needed. That special assessment means that the current unit Owner is asked to pay a direct portion of the project cost immediately since the Association was unable to "save up" for the expense. That can be an unpleasant and costly surprise that should be avoided.

The need for a special assessment must also be disclosed to a potential new owner and can be viewed as a "red flag" signaling possible association financial challenges. The thought process is that one special assessment may lead to others if the reserve fund is below the recommended amounts. Ongoing disciplined planning and correct annual allocations will go a long way toward avoiding surprises that result in special assessments or other unfortunate circumstances.

Realistic operational and reserve budgeting is critical to maintaining the corporation's financial health in which each Owner is considered a shareholder. Together, we can all ensure a sound return on your home investment and a future of enjoying all of the beautiful attributes Montclair POA has to offer!



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MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

**March 20, 2021
MPOA Building
3561 Waterway Drive
Montclair, VA 22025**

ANNUAL MEETING AGENDA

- 9:00 a.m. Registration Opens
- Day of Meeting Referendum Balloting Opens
 - The Annual Meeting will be held in a hybrid style, with attendance primarily through virtual means via Zoom. Physical attendance at the MPOA Office is limited to members of the Board, MPOA management staff and Election Committee Members in order to comply with restrictions on gatherings established under the current Executive Order 72* issued by the Governor of Virginia. In-person voting procedures are revised to accommodate distancing limitations and guidelines.
- 10:00 a.m. Declaration of Quorum/Call to Order
Proof of Notice of Meeting
Presentation of Colors/Pledge of Allegiance
- 10:10 a.m. 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 2020 Annual Meeting Minutes
- 10:35 a.m. President's Remarks (State of the Association)
- 10:40 a.m. Introduction of Candidates for Board of Directors (*2 minutes per candidate*)
- 10:50 a.m. Treasurer's Report
- 11:00 a.m. Presentation of Budget
- Day of Meeting Referendum Balloting Closes at End of Presentation
- 11:30 a.m. Reports of Standing Committees of the Board (*2 minutes per committee*)
- 12:00 p.m. Reports of Officers of the Board of Directors
- 12:15 p.m. Homeowners' Time (*2 minutes per speaker*)
- 12:40 p.m. Preliminary Voting Results (*President*)
- 12:45 p.m. Adjournment

12:50 p.m. – 1:00 p.m. – Organizational Meeting of the Board of Directors to elect Officers, which will be by secret ballot as the POA Act allows. Owners are welcome to attend virtually.

Times are approximate.

Public comments permitted during Budget Presentation and Committee Reports.

NOTICE – Annual Meeting Packets

The 2021 Annual Meeting packets were mailed to the Owners of Record on Monday, February 15, 2021 by Survey & Ballot Systems, the company hired by MPOA to administer this election. If you are an owner of a lot in Montclair and are in good standing (all assessments, fees and charges paid by February 17, 2021) and do not receive a packet in the mail by Monday, March 1, 2021, please contact the MPOA office to make arrangements for a replacement ballot.

The Annual Meeting will be held in a hybrid style of Zoom and In-Person (as per state/federal guidelines).

No voting will be conducted via zoom/webinar.

This year you are asked to vote on two matters: your Precinct Board of Director Representative for a 3-year term and the Fiscal Year 2022 Budget. Owners of Record may vote via the internet, mail, or in-person at the Annual Meeting on March 20, 2021. Paper ballots should be mailed by Thursday, March 11, 2021. Ballots submitted online must be entered by 5:00 p.m. ET on Thursday, March 18, 2021.

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.

Heather Page, Secretary, Board of Directors



**MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.
2021 ANNUAL MEETING
CANDIDATE PROFILES**

PRECINCT 1 – BOARD OF DIRECTORS CANDIDATES (1 Vacancy)

Candidates are listed in order in which they are received



Fred Rash

4912 Breeze Way
Montclair, VA 22025
(P) 703-878-3972
(E) fredrashmpoa@aol.com

Number of years as a Montclair Resident – 11

1. Why are you interested in serving on the MPOA Board of Directors?

I want to help keep and enhance the community feel of Montclair.

- 2. What experience have you had that will contribute to your success as a Board Member?** I am grateful for serving several Board terms, as Secretary, first and second Vice President, and two previous years as President. I've served on the Architectural Review Committee and have been Board Liaison to several other committees.
- 3. Specifically, how do you feel you can contribute to the betterment of our community?** Spend Homeowner assessment funds efficiently for the benefit of the whole community. Work for fair solutions to community problems. Promote sustainable environmental solutions.
- 4. What would you like to accomplish for you Precinct, and during your term as a Board Member?** First precinct issues actually face the whole community, such as erosion control. Control reduces the expense of periodic dredging and preserves the beauty of our Community. A fair community-wide solution to trash and recycling.

PRECINCT 2 – BOARD OF DIRECTORS CANDIDATES (1 Vacancy)

Candidates are listed in order in which they are received

No candidates for Precinct 2

“Voting Guidelines under Registration and Voting the Day of the meeting” – “If there is no declared candidate in a Precinct Board of Directors election, candidates may be nominated from the floor at the Annual Meeting if a quorum is present. If the voter has already voted by mail or electronically, they can be issued a ballot for a Write-In candidate the day of the meeting. ... (Only voters who register to vote at the annual meeting receive floor ballots which have write-in slots.)”

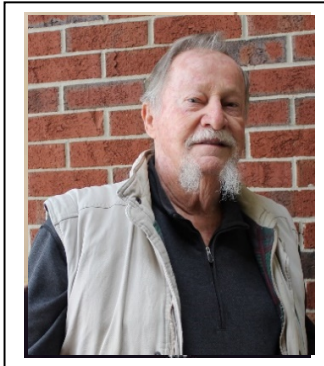
**If you have any question, please call the MPOA Office or refer to the
Voting Guidelines at montclairva.com/documents-and-forms**



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.
2021 ANNUAL MEETING
CANDIDATE PROFILES

PRECINCT 3 – BOARD OF DIRECTORS CANDIDATES (1 Vacancy)

Candidates are listed in order in which they are received



Ned Greene

15434 Beachview Dr
Montclair, VA 22025
(P) 703-680-4669
(E) ned.greene@hotmail.com
Number of years as a Montclair Resident – 34

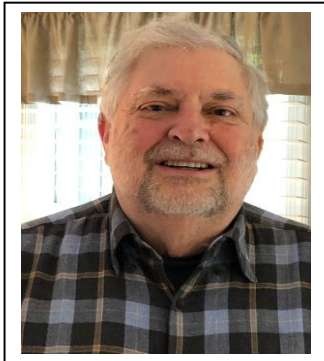
1. Why are you interested in serving on the MPOA Board of Directors?

I want to continue to be directly involved in the overall management of our community by continuing to serve on our Board and being directly involved in the many decisions made that effect Montclairions.

- 2. What experience have you had that will contribute to your success as a Board Member?** Served on LMC for 10yrs, 4yrs as Chairman. Have been on Montclair's Board for 12yrs, 1 yr. as 1st VP and 3yrs as President. Held management positions at all organization levels while serving 30yrs in the U.S. Forest Service.
- 3. Specifically, how do you feel you can contribute to the betterment of our community?** Previously worked with State & County Officials to acquire a portion of the state owned street entering Dolphin Beach. Currently working with Montclair Country Club to secure ownership of their portion of the Dam.
- 4. What would you like to accomplish for you Precinct, and during your term as a Board Member?** It has been an honor serving Precinct 3 for the past 12yrs, I will continue to assure my neighbors are fully represented in Montclair's overall Board decisions and Management actions.

PRECINCT 4 – BOARD OF DIRECTORS CANDIDATES (1 Vacancy)

Candidates are listed in order in which they are received



William Shelly

15240 Hyacinth Place
Montclair, VA 22025
(P) 571-379-6236
(E) wcamps3@aol.com
Number of years as a Montclair Resident – 31

1. Why are you interested in serving on the MPOA Board of Directors?

I've lived in Montclair for over thirty years and currently serve on the LFMC Committee. My goal there has been to reliably maintain/improve community properties in an eco-friendly manner. Keeping Montclair family oriented and guaranteeing that decisions are made openly and fairly are my Board goals.

- 2. What experience have you had that will contribute to your success as a Board Member?** I have served on the LFMC as well as the Ad Hoc Dog Park Committee. Also I worked as a county/city planner for 30 years (zoning, subdivisions, comprehensive plans, etc.) and have significant practical experience regarding community development.
- 3. Specifically, how do you feel you can contribute to the betterment of our community?** I'm familiar with different kinds of community concerns and have seen firsthand how many issues have been successfully resolved. My experience includes developing municipal capital improvement programs and I believe that my past activities have helped me be a productive member on the LFMC, which I hope can transfer to the Board.
- 4. What would you like to accomplish during your term as a Board Member?** I support recreational facilities and the comfort/safety of children at them including Kids Dominion. Homeowners adjacent to wooded common areas should have a reasonable expectation that such areas will remain wooded. I would like the Board to explore leaf-vacuuming assistance for leaves raked into streets on designated days.



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.
2021 ANNUAL MEETING
CANDIDATE PROFILES

PRECINCT 4 – BOARD OF DIRECTORS CANDIDATES (1 Vacancy)

Candidates are listed in order in which they are received



Jeremy D. Kotsenburg

5081 Willow Oak Place

Montclair, VA 22025

(P) 805-294-2623

(E) jeremykotsenburg@gmail.com

Number of years as a Montclair Resident – 2

1. Why are you interested in serving on the MPOA Board of Directors?

I believe in the importance of a budget as both a spending plan and a communication tool that will help empower Montclair Board members and residents to focus on common goals. I can provide my skills to the benefit of MPOA.

- 2. What experience have you had that will contribute to your success as a Board Member?** I'm an active-duty military officer with experience in program management, weapon system acquisition, resourcing and requirements. I'm currently assigned to the Pentagon where I assess budget allocation, funding and methods to optimize constrained resources to ensure delivery of capabilities to the Department of Defense.
- 3. Specifically, how do you feel you can contribute to the betterment of our community?** I have a wide experience including policy integration via engagement with Congress, commercial entities, and media. Outside of my work, I participate in community service events throughout the year. Through participation in the community, I'm able to relate to different views and opinions within the community with fairness and an open mind.
- 4. What would you like to accomplish for your Precinct, and during your term as a Board Member?** I believe Montclair homeowners should get the most out of their dues in the form of well-kept public area landscaping, streets, and facilities while balancing the tendency to over-spend for services. I plan on making sure homeowners get quality services without increasing monthly fees.

IMPORTANT!

**Please read this important announcement
regarding in person attendance and voting
for the Annual Meeting!**

Annual Meeting Information

In compliance with Executive Order 72, in-person attendance at the Annual Meeting will be limited to the MPOA Board, management staff, and Election Committee Members. We would like to encourage all Members to vote early when your Annual Meeting Packets are received, not the day of the Annual Meeting.

Precinct 2 Members

If nominations are made from the floor (i.e. virtually), Members who live in Precinct 2 will be permitted to come to the MPOA Building and cast their ballot for the candidate of their choosing. Upon casting your vote, you must promptly exit the building. In-person attendance is not permitted. Day of meeting referendum balloting closes at the end of the Budget Presentation.

MPOA PROPOSED BUDGET for FY22 (May 1, 2021 – April 30, 2022)

[Vicki Smith, Chairman, Budget & Finance Committee; Heather Keenan, Treasurer]

The Budget & Finance Committee is a standing committee of the Board with an annual task to develop a single, justifiable fiscal year budget that fully funds all the operating expenses of the MPOA while maintaining sufficient funding to maintain the Association's Reserves.

The committee is chaired by Vicki Smith and includes members Keith Lively, Bill Manning, Candida McLaughlin, Thomas Rachele, Cheryl Saggars, and Jan Starai. The Committee's work is supported by Treasurer Heather Keenan and the Professional Management Staff Liaison, General Manager Bernie Guthrie.

The FY22 proposed budget is based on a projected community expenses of \$3,021,722. The proposed annual assessment to offset these expenses will be **\$696** per lot as distributed across a total lot base of 3,857 owners. For the first time in more than a decade, homeowners will have the option to pay the annual assessment using 12 monthly payments instead of 10. This results in a \$60/month payment (\$58 for the assessment and a \$2 service fee)"

The main factor influencing the FY22 proposed budget is the **Reserve** contributions, which were negatively impacted by the failed FY21 budget. In the fall of 2019, the MPOA Board contracted for a **Level 1 Full Reserve Study** of the MPOA's real property assets. This study was requested following the completion of the State mandated spillway replacement project. This project, completed during FY19 and FY20 used \$1.7M of Reserves.

The recommendation of the Reserve Study is to contribute **\$483,210** to Reserves annually for five years beginning in FY21. Although the FY21 budget did not pass, MPOA used excess owner equity to put \$300,285 in addition to the prior year budget amount of \$153,756 to support the Reserves during the past year. If the FY22 budget does not pass, MPOA will be unable to fully fund the contribution to Reserves.

Also occurring in 2019—completely unrelated to any Montclair activity, but absolutely relevant to the proposed FY22 Montclair Budget—the Virginia Property Owners' Association (POAs) Act was amended to require all POAs to fully disclose the recommended Reserve contributions from their most recent Reserve Studies to the membership when submitting their annual budgets.

As part of the legislative background associated with this POA Act amendment it was noted that POAs that are underfunding Reserves have been identified as risky communities for home purchase and a red flag to Realtors and potential buyers who are now verifying the Reserve status before they purchase a home.

In providing this background, it is important to note that the investment portfolio maintained by Montclair for Reserves has not been called into question. The fact that the MPOA was able to accomplish a \$1.7M dollar expenditure without imposing a Special Assessment on its membership is testament to our historically healthy reserves. Following the recommendations of the Reserve Study it is prudent and a necessary component of maintaining property values and keeping Montclair an attractive community for future home purchase decisions.

As such, the proposed FY22 Budget for Montclair includes a Reserve contribution based on the recommended level from the most recent Reserve Study. The total contribution is **\$440,713 or \$114 per lot**.

The itemized proposed budget that follows provides details of how the projected expenses and the offsetting income sources are supported in FY22.

The Budget & Finance Committee and the Board of Directors encourage everyone to vote **YES** for the FY22 budget.



IN CASE YOU MISSED IT

*Watch the Precinct Candidates answer the questions
that you want to know the answers to for a better
Montclair!*

CONVERSATION WITH THE CANDIDATES REPLAY

[HTTPS://VIMEO.COM/496808457](https://vimeo.com/496808457)

PASSWORD: J2YH\$3#

Previously aired on February 24th

ANNUAL MEETING

To watch the Annual Meeting - VIMEO

MPOA Annual Meeting – March 20, 2021

Link: <https://vimeo.com/496809248>

Password: go#Hap3\$

To participate in the Annual Meeting - ZOOM

www.zoom.com

Webinar ID: 894 6887 5883

Passcode: 913298

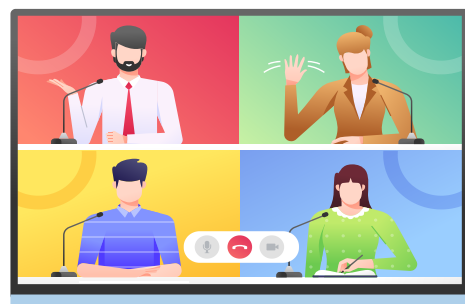
Or Telephone:

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Webinar ID: 894 6887 5883

Passcode: 913298

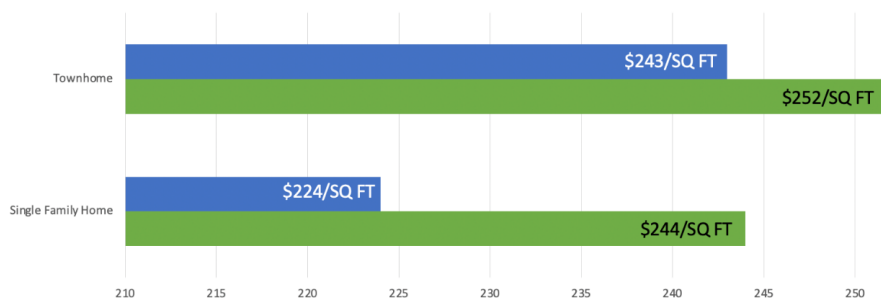
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GARDEN CLUB PLANT SALE

Members from the Garden Club of Montclair will be selling perennial plants during the Community Yard Sale on Saturday and Sunday, May 1 and 2. This is a great opportunity to purchase plants that come back every year! All plants are tried and tested in members' own gardens!

As you prepare for spring, note this plant sale on your calendar and watch for further details in the April issue of the Montclairion. Yellow Plant Sale signs will be placed on Waterway Drive at intersections of neighborhoods in which a member has plants for sale. You may e-mail Betty Gitlin at beegee28@juno.com with questions. Please plan to wear a mask and practice social distancing.

No you live in a Sub-Association?

Alexander Square Homeowners Assoc.

Streets: Alexander Pl. & Henderson Ln.

President: Michael S. Powers (703) 583-0654

Info: AlexanderSquareHOA@gmail.com

Island Homeowners Association

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

President: Jean Arcuni

Email: jean.arcuni.ih@gmail.com

Disclosures: Ruth Sisler - rsisle@yahoo.com

Northside Townhome Association

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

Management Co: Community Management Group (571) 208-0942

Email: customercare@cmgnva.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

Southlake Cove Townhome Association

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

President: John Larkin II

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Southlake Landing Townhome Association

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

President: Marie Juliano

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Ops Mgr: Dan Cullinane

Email: operationscavaliermgmt@gmail.com

Southlake Recreation Association

President: Frank Nolan

Community Mgr: Candace Lewis (703) 569-5797

Web: www.SouthlakeRecreation.com

Water's Edge Townhome Association

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

President: Steve Hylton - Wetapres2019@gmail.com

Community Mgr: Michelle Weisbrod (540) 645-6925

Email: michelle.weisbrod@fsresidential.com

Parking Information: (703) 385-1133

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Community Yard Sale



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Please submit content to communications@montclairva.com; between 250-500 words, and pictures are welcomed!



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Accepted at Landfill and Balls Ford Compost Facilities:

Accepted during regular business hours

- ♦ Motor oil, anti-freeze, oil filters and auto batteries
- ♦ Scrap metal and appliances
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Accepted at Landfill Household Hazardous Waste Program:

Hours: Wednesdays & Saturdays, 10am—5pm

- ♦ Paint, pesticides, unwanted fuel and other household chemicals
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2021 BOAT AUCTION

The MPOA will auction off all unclaimed or abandoned boats found on Lake Montclair or boats located on the West Beach boat racks with expired or no registration stickers. Bids will be accepted beginning Monday, April 5, 2021. Boats available for bidding will be located in the West Beach parking lot and clearly marked with a numbered sticker. Only bids from owners in good standing will be accepted. Limit one bid per household. To place a bid, please complete the Boat Auction form located online at www.montclairva.com or at the MPOA office. The form will be available a few days before the auction starts. The form may be submitted in the following ways:

- Email: info@montclairva.com
- In-person at the MPOA office or left in the dropbox after hours.

All bids must be received no later than 5 p.m. on Monday, April 19, 2021. Winning bidders will be notified by Monday, April 26, 2021. Please ensure boats stored on boat racks at West Beach are properly registered with the MPOA Office. Boats that are registered should currently display an October 2021 sticker, in addition to the orange Montclair sticker with a 4-digit registration number. If your boat is not registered, please complete the Boat Registration form and return it, along with a photo of your boat, to the MPOA Office as soon as possible to obtain stickers. Boats that were not registered before October 31, 2020, will incur a \$15.00 late fee when renewing their registration. Any boat stored at West Beach that is not properly registered by Thursday, April 1, 2021, will be marked for auction. Boats marked for auction that are later retrieved by their owners will incur a \$25.00 removal and storage charge.



Orlando N. Berryman,
Principal



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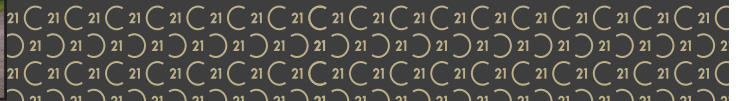
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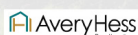
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API SCHEDULE

MARCH 2021

PRECINCTS 1&3 - MAR 1

- Hearing Rechecks & Charges

PRECINCTS 1&3 - MAR 8

- Hearing Rechecks & Charges

PRECINCTS 1&3 - MAR 15

- Hearing Rechecks & Charges

PRECINCT 3 - MAR 22

- Golf Club Drive (15500-15650)
- Rhame Drive
- Ridgecrest Drive

PRECINCTS 2&4 - MAR 1

- Hearing Rechecks & Charges

PRECINCTS 2&4 - MAR 8

- Hearing Rechecks & Charges

PRECINCTS 2&4 - MAR 15

- Hearing Rechecks & Charges

PRECINCT 4 - MAR 22

- Golf Club Drive (15461-15499)
- Groveside Court
- Ridgewood Drive

PRECINCT 2 - MAR 29

- Deer Park
- Kings Valley
- Edgewood
- Prestwick
- Hidden Valley
- Sunny Knoll

Armin Neuman, Covenants Manager

Precinct 2 & 4:

covmanager@montclairva.com

Ana Sosa, Covenants Inspector

Precinct 1 & 3:

covinspector2@montclairva.com

**IF YOU HAVE ANY QUESTIONS OR
CONCERNS ABOUT A VIOLATION NOTICE
THAT YOU RECEIVED,
PLEASE CALL (703) 670-6187
WE'RE HERE TO HELP!!**



MONTCLAIR LIONS CLUB MARCH NEWS

Scholarship Opportunities for Senior High School Seniors living in the 22025 Zip Code Area:

It is with great pleasure that the Montclair Lions Club is offering two scholarship award opportunities to homeschoolers and public/private high school seniors living in the 22025 Zip Code. The two scholarships are the Marcel Bedard Scholarship and the Montclair Lions Club Scholarship. For an electronic application form please contact Mrs. Mary Smith at tsmithm@comcast.net or call 703-730-6995. Eligible seniors may submit applications for both scholarships.

Old Eyeglasses and Hearing Aids?

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

Pre-COVID, the Montclair Lions met the 2nd and 4th Tuesdays of most months at the Montclair Country Club. Since March of 2020 we have been meeting Virtually on the same schedule via Zoom. An open invitation exists for anyone in the community who would like to join us in Lions fellowship and community service.

Additional information about the Montclair Lions Club activities is available at our website: www.MontclairLions.org.

IMPORTANT INFORMATION FROM MONTCLAIR COUNTRY CLUB

The Montclair Country Club golf course is private property and for use by paying patrons only. Over the past year, there has been an increase in accidents and near misses involving residents trespassing on the golf course.

For your safety, remember to stay off the golf course and cart paths unless you are a paying customer of the MCC. Persons caught on the Montclair Country Club grounds, who are not a paid patron, may be charged with trespassing.

Thank you for your cooperation.

CLASSIFIEDS

Business

Affordable Computer Repair

Father and teenage son working together. Is your computer slow or freezing up? Pop-ups? We can help! Hardware/Software Installations, Virus Removals, Upgrades, Data Recovery, Custom Builds, Wireless/Wired Networking, Security, Smartphones, and more. We live in Montclair. Call (571) 406-4270

Allegiance Property Management

We know Montclair! Leasing, comprehensive tenant screenings, online rent collection, property inspections, itemized monthly e-statements & more. Contact Allegiance Property Management info@allegiancepm.com, (703) 824-4704, or www.allegiancepm.com

Crath Insurance

Need health coverage you can count on with premiums you can afford? Crath Insurance offers quality individual and family health insurance for less. Contact us for a custom quote. email: tandrews@crathinsurance.com or call (571) 278-1712

Help Accounting Services, Inc.

Tax Planning and prep; Payroll; Bookkeeping; Social Security Advisor. Cheryl Singstock; CPA, MBA, Quickbooks Certified ProAdvisor. Tim Singstock; Enrolled Agent and Registered Social Security Analyst. Help Accounting Services Inc. is an IRS Authorized E-File Provider. Call (571) 594-6747 or email Admin@HelpAccountingServices.com

Mobile Notary

Mobile notary for general notary work. Flat fee for the first document and an additional fee for more than 15 miles and additional notary signatures after the first document. National Notary Association certified. Call Shanetta Kemple (703) 598-6470

Cleaning

B&L Cleaning Services

Reliable and experienced on residential and commercial cleaning, serving in Montclair neighborhood since 2000. Family business operation, licensed, bonded, insured. (703) 216-7329

Flower Fresh Home Cleaning

Come home to a Flower Fresh house. Happy Birthday Flower Fresh! 35 years of servicing Montclair residents and employees have been with my business for 37 years. WOW! Call Michelle (703) 447-9248

G&S Carpet Cleaning

Professional steam cleaning. 3 areas \$80, 6 areas \$120, 10 areas \$180. Carpets, rugs, furniture, pet stains, deodorizer, water damages services also. (703) 987-0359

House Cleaning Services

Excellent, affordable, dependable, licensed service. Kitchen, bathroom, dusting, vacuuming, mopping, windows, move-in, move-out, offices, and other services as requested. Available weekly, bi-weekly or monthly. Call or text Rosaura for free estimate (571) 340-8718

Residential Full Service Cleaning

Residential Cleaning in your neighborhood. Available Monday-Sunday. Scheduled and last minute appointments. Over 20 years of experience, great references, affordable prices and excellent service. Moving? We'll leave the place sparkling! Call Celia for a free estimate (571) 426-2105

Rosy Cleaning Services

Residential Cleaning; Bathroom, Kitchen, Dusting, Vacuuming floors, Window, Baseboard and more. General house cleaning. Call or text for free quote: (571) 251-7666

Home Improvement

AAAAA - R&N Services

Powerwashing: Do you have that green stuff on your siding that's a HOA violation? We clean houses, decks, fences, sidewalks, etc. Deck & fence repair & sealing. Houses \$140.00, Townhouses \$105.00 Call (703) 987-5096 or email jnave@comcast.net

A-Awesome! Joel Riggs

Remodel & Repair Kitchen, bath remodeling, interior/exterior painting, carpentry, wood rot repairs, drywall, realtors pre/post listing fix ups and homeowner violations. WE DO IT ALL! VA Class A Licensed/Insured. Safe, fast, reliable. 25 years' exp. Call Joel (703) 929-4676.

A Morning Star Home Remodeling - Inside & Out

Siding* Windows & Roofing Over 30 Yrs. Experience, Class A Licensed/Insured. *Best Quality Materials*, *Best Quality Installations*, *Best Prices & Warrantees*, Free Estimates (703) 920-0707

Ascenbro Electric Contractors

Choose the best electrical company in your area. With 20 years' experience, with state journeyman. Electrical license, plus insurance. "No job is too small for us!" Senior citizen and military get 10% discount. Call us at (703) 786-3144 email: ponygua13@yahoo.com www.ascenbroelectric.com

Empire Builders, Inc (Brickwork)

All types of brick construction and repair; chimneys, patios, sidewalks, etc. Masonry contractor with 20 years experience. Montclair resident, references, free estimates. Call Ken Bradshaw @ (703) 368-0984

Fred's Finest Painting

Paint interiors and exteriors, remove wallpaper, power wash homes and decks and stain, minor wood repairs, drywall repairs also. Licensed and insured. Free estimates B-(703) 878-4872, C-(703) 966-7030

GM Painting & More Remodeling LLC

Interior and exterior painting, carpentry, plumbing, and electrical work. Drywall repairs. Kitchen and bathroom remodeling, hardwood, ceramic tile, and custom cabinets. Call Melgar (703) 867-0084 or www.gmpaintingandmore.com

Hoskins Electric LLC

Licensed and insured. 10% military and senior discount. Attic fans start at \$250. Ceiling fans start at \$100. Complete electrical need satisfied and guaranteed. Free estimates. Call (703) 496-0777. www.hoskinselectricpwc.com

Ken's Handy Work

Handyman that does all types of electrical work including recessed lighting, painting, drywall repair, rotten wood repairs, powerwashing, deck repairs and staining, and/or all types of plumbing work. Deal \$350.00 for 8 hours of labor. Free Estimates: (540) 446-1989 or email Kenshandywork@yahoo.com

Mailbox & Post Repair

Mailbox & Post Repair or Replacement. Sand, level, paint & secure post. Mailbox & custom made post replacement. Cell (703) 599-8385/(703) 497-4976 lighthauling1@aol.com

Rick's Drywall

Commercial or Residential basements + additions. Acoustical Grid, water damages, small carpentry, light painting. Insured, free estimates. (240) 375-6278 rjboivin2@gmail.com

Landscape/Lawncare

All American Lawn care and Landscaping

Veteran owned and operated landscaping service available.

We offer mowing, sodding, leaf clean up, trimming/pruning, mulching, snow removal, power washing, aeration and seeding, and much more. Contact us at (571) 408-0829 for a free estimate!

Aguilar's Tree Service and Landscape, LLC

Tree removal, lot clearing, stump grinding, mulching, sodding, power washing - special care of all works on the list. Professional service, great prices. Contact Mario Aguilar at (540) 212-1370 oraguilar1mario@gmail.com

C&P Lawn Care

Mowing, landscaping, weeding, yard clean-up, mulching, hedges trimmed, leaf removal, and planting. Fully Insured. Montclair resident Call now (703) 853-2478

J&M Tree & Landscaping

We offer free estimates. Specializing in tree care such as: removal, trimming, topping, as well as patios & walkways. 24-Hour emergency service. Contact us @ (540) 270-7183, Fully Insured

Widewater Construction Service, Inc.

Yard cleanup, leaf removal, mulching, bush trimming. licensed & insured. Free estimates. (571) 276-5001

Miscellaneous

DB Sharp Music

Music teacher available for Lessons. Theory & Performance. Please contact Galin Belitchovski @ dbsharpmusic.com or (571) 435-5953

Pet/House Sitting

Dependable and trustworthy sitter to look after your home and pets while your away. Experienced with birds, dogs, cats, fish, etc. Boarding options available. Call Tracey (571) 376-1527

Junk Hauling

Yards, basements, garages clear, furniture, and appliance disposal, storage clean out, sheds, hot tubs, also offering yard work, local light moving. Cell (703) 497-4976/ (703) 599-8385 or lighthauling1@aol.com

Mary Kay Cosmetics

Introducing Mary Kay Clinical Solutions Retinol 0.5 set. Set includes Retinol 0.5 serum and Calm & Restore Facial milk complementing your skincare nighttime routine. This new dermo cosmetic line prevents and reverses signs of aging. Deanna Sivers (703) 670-8742; dcivers@aol.com; marykay.com/dsivers

Nellie's Neighbors - Red Hat Society

New chapter! Now forming in Montclair! Join us at RedHatSociety.com. Let's spawn a month brunch, happy hour, day trip, volunteer, sight-see, self-care, craft, talk, meet at the museum or take a hike! Chapter Group 701556; Nellie's Neighbors (Montclair, VA)

Pawkeepers Dog Walking

Bringing peace of mind to area pet families since 2003 through trust dedication, and loving care. Dog walking and pet sitting services with protocols to keep your pet and home environment safe. Please call, we're here to help. (703) 445-8090 pawkeeperspetsitter.com

Ruth's Child Care

Established daycare. Located in Lake Terrapin. I have 17 years of solid experience as a child care provider. CPR, First-Aid, and background checks. Great references, reasonable rates. Apply early, space is limited. Ask for Ruth (540) 413-7376

Trinity Home Care Services

Provides quality, confident, round-the-clock assistance for you or your loved one. We adhere to CDC COVID-19 guidelines. Call (571) 398-6736 today for your free in-home consultation!

***Note:** The MPOA claims absolutely no responsibility for the reliability of sellers or the quality of the goods or services.*

March 2021

Happy St Patrick's Day

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 RFP Task Group 7 p.m.	2	3	4	5	6
7	8 Safety 7 p.m.	9 History 7:30 p.m. SSL 7 p.m.	10 Board of Directors Executive 6:30 p.m. Open 7:30 p.m.	11 Covenants 7 p.m. SLC 7 p.m. PIR CUT OFF	12	13 ASHA 9 a.m.
14 Daylight Saving Time Begins	15 Lake Management 7 p.m.	16	17 Landscape & Facilities Mgmt. 7 p.m.	18 IHA 7 p.m. NOB 7 p.m.	19	20 MPOA ANNUAL MEETING 9 A.M.
21	22 Elections Committee 10:30 a.m. Events 7 p.m.	23	24	25 Covenants 7 p.m. IHA Annual Meeting 7 p.m. PIR CUT OFF	26	27 SPRING CELEBRATION BUNNY RIDE 9-12 BUNNY PHOTOS 1-5:30
28	29	30 Communications 7 p.m.	31			
Please note that scheduled meetings or events may be canceled or moved due to COVID-19 pandemic, please check website calendar for updated information.						

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
 SRC.....Southlake Recreation Center
 WETA.....Water's Edge Townhome Association


Montclairion

Montclair Property Owners Association
3561 Waterway Drive
Montclair, VA 22025

PROFESSIONALLY MANAGED BY



April 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Please note that scheduled meetings or events may be canceled or moved due to COVID-19 pandemic, please check website calendar for updated information.				1	2 Signage Ad Hoc Committee 10 a.m.	3
4	5	6	7	8 Covenants 7 p.m. SLC 7 p.m. PIR CUT OFF	9	10 ASHA 9 a.m.
11	12 Lake Management 7 p.m. Safety 7 p.m.	13 History 7:30 p.m.	14 Board of Directors Executive 6:30 p.m. Open 7:30 p.m.	15 IHA 7 p.m.	16	17 Volunteer Banquet 7 p.m.
18	19 Events 7 p.m.	20	21 Landscape & Facilities Mgmt. 7 p.m.	22 Covenants 7 p.m. PIR CUT OFF	23	24 EARTH DAY 
25	26	27 Communications 7 p.m.	28	29	30	

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