

POTOMAC  
SHORES



# The FRONT PORCH

Spring 2020

COMMUNITY NEWSLETTER





## ASSOCIATION MANAGEMENT

Community Manager: Sara Cruz  
703-640-3968 SCruz@cmc-management.com

Assistant Manager/Activities Director: Daiane Studzinski  
703-640-3967 DStudzinski@cmc-management.com

Covenants Administrator: Taylor Wagner  
703-640-3973 TWagner@cmc-management.com

CMC Corporate Office: 703-631-7200  
4840 Westfields Blvd, Suite 300 - Chantilly, VA 20151

## POTOMAC SHORES ENTITIES

The Fitness Barn 703-640-3970  
Tidewater Grill 571-383-3050, ext. 2  
Tidewater Sales Manager 571-383-3052  
Golf Shop, Tee Times 571-383-3050, ext. 1

## HOA COMMITTEES

Communications Committee: Trina Gonzalez, Chair  
CommunicationsPotomacShores@gmail.com

Greenhouse/Garden: Kiz Malin, Chair  
gardenspotomacshores@gmail.com

Social Committee: Yenny Alvarez, Chair  
SocialPotomacShores@gmail.com

Town Center Committee: Kurt Bodiford, Chair  
Kurtbodi@gmail.com

Trails Committee: Matthew Ratcliff, Chair  
TrailsPotomacShores@gmail.com

## PUBLIC SERVICE

American Disposal Trash 703-368-0500  
Electric- Dominion VA Power 888-667-3000  
Fire/Rescue Triangle Station #3 703-221-4242  
Fire/Rescue Triangle Station #17 703-680-3517  
Fire/Rescue PWC Station #23 703-441-6460  
Hospital-Sentara 703-523-1000  
Hospital-Stafford County 540-741-9000  
Hospital-Inova Healthplex 703-797-6800  
Police-Garfield Station 703-792-7200  
Police-Non Emergency 703-792-6500  
Verizon Bulk Service 800-501-1172  
Washington Gas Customer Service 703-750-1000  
Washington Gas Emergency 703-750-1400  
Water & Sewer-PWCSA 703-335-7950

## ADVERTISING/PRINTING/MAILING

Imagery Print & Promotions - Leesburg, VA  
703.723.3400 - imageryads@aol.com  
www.imageryprintandpromotions.com

## INSIDE THIS ISSUE

- 3- Community Manager's Report - Operation Gratitude, Operation "Give Thanks"
- 4- PoSho Giving Tree, Shock and Clause
- 5- Holiday Housing Decorations Flourish Throughout The Community
- 6- Activities, Volunteer Appreciation Event, Tidewater Grill
- 7- Covenants Corner, Home of the Quarter, 2020 Access Badge Updates
- 8- Developer Update, The Shores Club News - Fitness Barn Activities and Personal Fitness
- 10- NEW Classes at Potomac Shores - Cooking, Ballroom
- 11- Art Classes

## COMMITTEE REPORTS

- 12- Communications
- 13- Social Events
- 14- Trails, Watershed Clean-Up Day
- 15- Icicles in Wonderland
- 16- 2019 Adult Winter Dance
- 17- The Joy of Gardening

## COMMUNITY CALENDARS & EVENTS

- 18- March 2020 - Class Contacts, Casino Night
- 19- April 2020 - Annual Easter Egg Hunt
- 20- May 2020 - Tidewater Grill Info, Kentucky Derby
- 21- June 2020
- 22- Welcome to Potomac Shores - FAQ's for New Residents

## The Deadline for the Summer 2020 Issue of The Front Porch is MAY 15



### EDITORIAL, PHOTOS ...

Please send all info to Sara Cruz, Community Manager  
scruz@cmc-management.com  
or Daiane Studzinski, Asst Manager/Activities Director  
dstudzinski@cmc-management.com

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# Manager's Message



## Sara Cruz, Community Manager

One of my favorite things about the Potomac Shores community is the generous hearts of our homeowners. As we enter into 2020, I wanted to take a moment to reflect and share some of the charitable acts our community members volunteered to do this past holiday season.

## Operation Gratitude

The Potomac Shores community donated over 90 lbs. of Halloween candy to include in care packages sent to deployed troops, veterans, wounded heroes and their caregivers, military families and first responders!

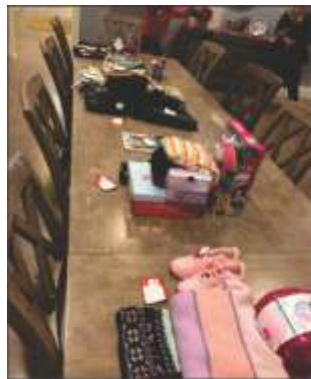


## Operation "Give Thanks" Thanksgiving Food Drive

From November 1st - 19th the Potomac Shores community collected various Thanksgiving foods to help build Thanksgiving bags for families in our area.

# PoSho Giving Tree

Working with the local ACTS Shelter, we set up a PoSho Giving Tree in the Fitness Barn to help make a child in need holiday a little more merry and bright! Residents selected a child and purchased clothing or a desired toy for each child.



## Woodbridge Resident *Hometown Discount*

As a local, family-owned company, we want to be supportive of the community that has embraced us for over 30 years.

Do you currently reside in Woodbridge?  
If you become a new resident at Potomac Place and your current mailing address is Woodbridge, Virginia, you will automatically receive a discount of 10% off your base rent for the first six months you reside in our community. It's just our way of saying "thank you" for making the move to your favorite hometown senior living community!

Call Potomac Place today at 703-494-3817 for details.



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703-494-3817  
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2133 Montgomery Ave.  
Woodbridge, VA 22191  
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# Shock and Clause

Seven of our lovely Potomac Shores ladies visited Cracker Barrel near Christmastime and each put in \$100 to leave their waitress a surprise \$700 tip!



*Thank you to all those who helped organize these events and to those residents who contributed to make them all a success! Every single donation or small act of kindness truly made a difference in someone's life. We look forward to continuing these charitable acts in 2020!*

# HOLIDAY HOUSING DECORATIONS FLOURISH THROUGHOUT THE COMMUNITY



The Potomac Shores residential community is showing its holiday spirit with extensive and wonderful decorations of individual homes this Christmas Season.

Your Social Committee sponsored a “Best Decorated House” contest and your 2019 neighborhood winners were:



- The Mardy Family at 17144 Gullwing Drive*
- The Burres Family at 2390 Harmsworth Drive*
- The Wright Family at 17080 Silver Arrow Drive*
- The Clark Family at 2317 Harmsworth Drive*
- The Sheaffer Family at 2286 River Birch Road*
- The Williams Family at 17401 Spring Cress Drive and*
- The Pfalzer Family at 16965 Takeaway Lane*
- The Mejias Family at 2301 Harmsworth Drive*

Congratulations to all our winners for outstanding seasonal decorations. All winners received a \$50 gift certificate to the Tidewater Grill.

As a reminder, all external seasonal decorations must be removed within 14 days after a holiday.





Daiane Studzinski,  
Assistant Manager/  
Activities Director

I'm so excited to have joined the Potomac Shores Management team this year! I started working for Community Management Corporation while in college at George Mason University and have now been with the company and in the industry for five years. I appreciate you all being so welcoming and always saying "hello" on your way to the gym!

I am eager to be working with the Social Committee planning all our fun activities and events for the community this year. We have a lot of fun events planned and I hope to see you all throughout the year.

If you have any questions regarding events, activities or Social Barn rentals, please don't hesitate to contact me at [dstudzinski@cmc-management.com](mailto:dstudzinski@cmc-management.com) or 703-640-3967.



## Volunteer Appreciation Event

On January 24th, we hosted our annual Volunteer Appreciation Event for all our wonderful volunteers at the Social Barn. We enjoyed pizza and drinks and had a great time talking and getting to know each other. Potomac Shores Residential Association has over 65 committee members and volunteers that help make this community the great place it is.

We are so grateful to all our committee members and volunteers for all the time they give to making this community the best it can be! We wouldn't be where we are without all your help.

Thank you Volunteers!

## Tidewater GRILL

### CURRENT HOURS

Monday-Thursday 11am-8pm    Friday and Saturday 11am-9pm  
Sunday 10am-4pm

**Open to the Public! Not just for Golfers!**

**New Brunch Menu!** Sunday Brunch 10am - 4pm

**Happy Hour** - 5 - 7pm

Mon-Fri - \$2 off all alcoholic beverages  
Mon-Thur Complimentary Snacks!

**UPCOMING EVENTS** - Dates and Times To Be Determined  
Follow the Potomac Shores Golf Club Facebook page for details on all events.

- MARCH** - St. Patrick's Day Brunch Buffet
- APRIL** - Easter Brunch with the Easter Bunny
- MAY** - Cinco De Mayo - Taco Tuesday!  
Mother's Day Brunch - Tuesday, May 5, 2020
- JUNE** - Member Appreciation Day

**Tidewater Grill at Potomac Shores Golf Club**  
**1750 Dunnington Place - Dumfries - 571-383-3055**



*Taylor Wagner,  
Covenants Administrator*

Spring is here which means that it is the perfect time to make sure that your lawn and landscaping is well taken care of! This is a quick reminder to reseed any bare spots that you notice in your lawn, water and mow your grass as needed, replace any dead plants that you notice in your flower beds, mulch flower and tree beds, and treat for weeds in your yard. Remember, homeowners are responsible for maintaining the grass strip between curbs and sidewalks in front of or on the side of your home. If there is no sidewalk near your home, you are responsible for maintaining all grass between your home and the curb.

**The Supplemental Design Guidelines state:**

**Landscaping and Turf:** All portions of a lot that are not improved by an impervious surface or a structure must be maintained with grass or other vegetation installed by the builder or approved by the Board of Directors, as required. No bare earth may be exposed on a lot, except for flower beds and shrubs with appropriate approvals.

- All turf areas on a lot must be kept neatly mowed during the growing season. Grass should not be permitted to exceed 6 inches in height. It is highly recommended that sidewalks and driveways be edged regularly during mowing season.
- Turf areas should be kept as weed free as possible. At no time should weed cover exceed more than 25% of the total turfed area.
- Turf areas and other vegetation should be watered during dry periods. Any dead plants, shrubs or trees shall be removed immediately. This includes removing dead vegetation from trellises, landscaping, vegetable gardens, and arbors at the end of each growing season.
- All hedges, trees, shrubs and plants must be neatly trimmed and maintained, and their size maintained in proportion to the lot, home and Design Guidelines through pruning.

It also states that watering hoses should be rolled up on a reel or hidden from view when not in use. Thank you for continuing to preserve the beauty of Potomac Shores and I look forward to seeing all the beautiful lawns and landscaping this spring!

Home of the  
Quarter



This home in our northern neighborhood displayed a beautiful array lights on their home during the holidays. Throughout the year, they provide a perfect example of what a beautiful home in a beautiful neighborhood looks like. Keep up the good work!

## 2020 ACCESS BADGE UPDATES



As pool season approaches, Staff will be reviewing/updating all badges for current Potomac Shores Residents.

We will not be issuing 2020 stickers for pool passes this year.

Pool guest passes will be mailed to all homeowners in early May.

Please be sure to check your HOA account as access badges will be suspended if you are not in good standing with assessments.

All Potomac Shores residents ages 5 and older will need an access badge to enter the pool, so please do not wait! Lost access passes have a \$25 replacement fee.

If you are a new homeowner or need to update your household registration form or emergency contacts, please visit the Fitness Barn front desk during operating hours: Monday-Fridays 6:00 am – 9:00 pm or Saturdays - Sundays 7:00 am – 7:00 pm.

# Developer Update

At the 2019 Annual Meeting, and the most recent quarterly Developer's update on December 4th, Andrew Wagner shared that 1,093 homes in the community had been sold, 927 of which had settled or closed. The construction of Landbay five, sections two and three were underway, and the newest homebuilder, Beazer Homes was framing its model building. Potomac Shores Parkway paving to the Town Center continues, and the first and second phase of Thoroughgood Drive has been paved. Potomac Station Way is under construction, and a Spring installation is expected for the Pulte Section Tot Lot.

The latest on the Virginia Railway Express (VRE) Station update reflected that a 60% design was submitted to VRE in October, with the expectation of CSX reviewing before Christmas. Negotiations with CSX Right-of-Way (ROW) acquisition continues, with the anticipation of a summer 2020 construction start on target.

For the Offsite Parkway (the 234 through-way), Prince William County (PWC) still awaits second submission review comments from the Town of Dumfries. Plan approval requires ROW acquisition to be complete, and these ROWs are ongoing. The timing of construction is also dependent on their ability to issue bonds.

For the Town Center, the new Prince William County (PWC) Economic Development Director was hosted at the September Town Center Committee meeting. She is committed to helping attract business to Potomac Shores. REVPAR International is working on a new hotel market study to identify the best size and type of hotel to target in the Town Center. Commercial brokerage company KLN B has been engaged to broker Town Center retail, and are creating marketing materials. The Potomac Shores Resident Town Center Committee remains involved with both the Town Center vision as well as the amenity programming and contract negotiations have resumed with PWC Schools for an Elementary site in the Town Center.

The slide presentation from the 2019 Annual Developer's Meeting can be accessed on the community resident website: [www.potomacshoresresidents.com](http://www.potomacshoresresidents.com). Additional progress updates will be given at the next Developer's quarterly update March 17 at 6:00 pm at Covington-Harper Elementary School.

## THE SHORES CLUB NEWS

### Fitness Barn Activities

#### Zumba

Mondays at 7:00 pm  
By Ebony Moss  
[ebonygmoss@gmail.com](mailto:ebonygmoss@gmail.com)

#### Pilates

Mondays at 10:00 am  
Thursdays at 6:15 pm and  
Saturdays at 11:00 am  
By Vicki Burnett, 703-203-9380

#### Kenpo Karate

Wednesdays at 7:00 pm and  
Saturdays at 9:00 am  
By Sensei Bill Berry  
[okkpotomacshores@gmail.com](mailto:okkpotomacshores@gmail.com)  
571-481-8703

#### Cardio Kickbutt

##### Kickboxing

Tuesdays at 7:30 pm  
Antonio Wadley, 571-989-3005  
[fivestarfellas@gmail.com](mailto:fivestarfellas@gmail.com)

#### Massage Therapy

Tuesday - Thursday 9 am-8 pm  
Fridays 9 am-4 pm  
Saturdays 9 am-1 pm  
By Appointment Only  
David Morris, 703-895-2214  
[www.escapemassage.com](http://www.escapemassage.com)

#### Personal Trainers

Ryan Shepard 571-358-2422  
[contact@atwillfitness.com](mailto:contact@atwillfitness.com)  
Vicki Burnett, 703-203-9380  
[vbfitness.solutions@gmail.com](mailto:vbfitness.solutions@gmail.com)

#### Music Lessons

Offered by appointment only  
Travis Alexander,  
[travialexa1@hotmail.com](mailto:travialexa1@hotmail.com)  
703-595-3394

#### Astrology Chart Reading Classes

By Astrologer Dave Shipman  
[astrologyathome@gmail.com](mailto:astrologyathome@gmail.com)  
703-508-5724



Hello Posho! This is Vicki, Owner and Operator of Fitness Solutions- Get Moving, LLC. I am a Personal and Group Fitness Trainer that has serviced your community for 3 years. It has been my honor and privilege to have serviced over 60 residents through PT and Classes! There is no challenge too arduous for me to guide you to your goals.

I've worked with ALL populations: children, young adults, to mature adults. Diabetes, knee and hip replacements, back pain/surgeries, MS, high cholesterol, high blood pressure, low blood pressure, overweight, underweight, pre and post-natal....and more.

Contact me for a thorough free consultation with no obligation. [Vbfitness.solutions@gmail.com](mailto:Vbfitness.solutions@gmail.com) or 703-203-9380.

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# Looking for a Change of Scenery? Let me help!

## Christine M. Weedon



REALTOR, MRP

Military Relocation Professional

- Potomac Shores Resident Since 2014
- Military Relocation Specialist and Navy Spouse

### 703.249.9743

christine-weedon@kw.com

Your neighbors and "best friends" in Real Estate, Christine & Daisy!



### Beautiful Home On Belle Isle For Sale!

Must see this beautiful NV home on an ideal, exterior wooded lot, overlooking the walking trail. This Empress II home is located in the Overlook. It is a 5 bed/ 4.5 bath home fantastic for indoor and outdoor entertaining. MOVE-IN READY! Contact me for more details.



### Do You Know Anyone Looking To Rent A Portsmouth Model?

This gorgeous 7 bed, 7.5 bath home is offered for rent in the Overlook section on Belle Isle Dr. It sits on a cul-de-sac across the street from the 16th fairway and features a main level bedroom w/en suite, a 3 car, tandem garage w/a TESLA charging unit. Contact me for more details or to schedule a showing.

Nearly all homeowners love to see spotless windows for that first sunny 70-degree day, but maintenance aimed at various structures, appliances, and systems within the home is, arguably, just as important.

Follow this spring maintenance checklist to ensure your home is in optimal condition for the rest of the year.

**Gutters and downspouts:** Pull leaves and debris from gutters and downspouts to ensure the Spring rain will flow properly off your home.

**Siding:** Clean siding, but please make sure not to use high pressure on the Hardie plank siding.

**Exterior caulking:** Inspect caulking and replace if deteriorating. Scrape out all of the eroding caulk and re-caulk needed area.

**Window and door screens:** Wash windows, clean screening and check for holes.

**Hot water heater:** Be sure to flush sediment out of hot water heater. Attach a garden hose to valve/spigot at bottom of heater.

**HVAC:** Have your heating and cooling system serviced.

**Landscape:** Cut back and trim all vegetation and overgrown bushes from structures and away from windows. A little trimming can enhance the appearance of your home and your security at the same time.

**Sprinklers:** Check lawn sprinkler system for leaky valves, exposed lines, and improperly working sprinkler heads.

**Window & Gutter Cleaning Referral:** Tobar's Professional Window Cleaning. Contact Rosy Tobar at 571-485-1233. Many of my clients have been extremely happy with their services. For great pricing, please mention my name. If you can bundle a few neighbors together, additional discount available.

## Potomac Shores Real Estate

11/15/2019 - 2/15/2020

Information obtained from BRIGHT MLS and is believed to be accurate but not to be relied upon without verification.

### CURRENT LISTINGS

Address	Bed	Bath	Original Price	Current Price
2175 Potomac River Blvd	4	4/1	\$769,000	\$769,000
2361 Harmsworth Drive	4	3/1	\$560,000	\$560,000
17105 Sea Skiff Way	4	3/1	\$565,000	\$565,000
17101 Gullwing Drive	5	4/1	\$765,000	\$765,000
17985 Woods View Drive	4	3/1	\$620,000	\$620,000
17160 Belle Isle Drive	6	6/1	\$849,900	\$849,900
2451 Conqueror Court	3	2/1	\$499,900	\$499,900
2412 Gloucester Pointe Drive	4	3/1	\$565,000	\$565,000
17156 Belle Isle Drive	5	4/1	\$749,999	\$749,999
2287 River Birch Road	4	3/1	\$640,000	\$640,000
2432 Gloucester Pointe Drive	4	3/1	\$625,000	\$615,000

### ACTIVE UNDER CONTRACT

Address	Bed	Bath	Original Price	Current Price
2192 Potomac River Blvd	6	5/1	\$775,000	\$714,000
17072 Silver Arrow Drive	4	4/1	\$689,000	\$689,000

### PENDING

Address	Bed	Bath	Original Price	Current Price
17092 Belle Isle Drive	5	4/1	\$789,900	\$789,900
18056 Red Mulberry Road	3	3/1	\$530,000	\$530,000
2031 Serviceberry Road	4	3/1	\$450,000	\$450,000

### PROPERTIES SOLD

Address	Bed	Bath	Original Price	Close Price	Seller Subsidy	Close Date	DOM
2067 River Heritage Blvd	5	4/1	\$629,000	\$635,000	\$10,000	12-Feb	14
17170 Sea Skiff Way	4	3/1	\$575,000	\$560,000	\$10,000	11-Feb	137
2232 Potomac River Blvd	4	3/1	\$675,000	\$640,000	\$9,900	10-Jan	155
17152 Gullwing Drive	4	4/1	\$675,000	\$615,000	\$15,000	3-Jan	174



My Commitment is that you can TRUST me...  
to listen, to guide, to make recommendations and to SELL your home!

105 W. Broad Street, Suite 200 ~ Falls Church, VA 22046  
(703) 533-1500 Office ~ VA License #0225214628



NEW

## CLASSES AT POTOMAC SHORES

We are excited to add Chef Jen Logan to our Shores Club events calendar! Chef Jen is a Culinary Institute of America grad and has been a chef and sommelier for Patrick O'Connell at The Inn at Little Washington and chef and beverage director for Jose Andres at several of his restaurants.

At the encouragement of fellow homeowners, Chef Jen now hosts various cooking classes at the Social Barn and loves sharing her passion with our amazing community.

## COOKING CLASSES



## BALLROOM IS BACK!



Cookie Bell brings many years of Ballroom/Social dance instruction to our community. Her career expanded from being a certified and professional cross-country competitive dance and teacher with Fred Astaire Studios, to promoting and teaching social dance in many venues in our area.

She helped to bring the first chapter of USA, DANCE, INC. to Prince William County in 1993.

She has introduced Ballroom/Social dancing to adult communities, country clubs, fitness centers, dance schools and private organizations for the past 27 years. She specializes in setting up dance programs for your group and also in providing and managing dance events.

Beginners, as well as experienced dancers, couples and singles can gain the benefits of Cookie's teaching for fun, good exercise, personal expression, and getting together for social functions – and just for a love for dancing.

Ballroom/Social Dance classes will be held twice a month on Thursdays at the Fitness Barn Movement Studio. Class dates will be posted in the emails blasts/fitness barn.

# ART CLASSES

Hello everyone, my name is Donna Merchant, your community art teacher. If your child has an interest in joining me for my Wednesday art class, I offer painting, drawing, collage, sculpture relating to a famous artist/art technique, for ages 5-12. We also explore art books and play art games. We meet at the Fitness Barn from 5:00pm - 6:30pm. Cost is \$25 per child, sibling discount available. I'm also pleased to offer adult "creative escape" on Wednesdays from 2:00pm - 4:00pm. No experience necessary, we can paint, draw, collage, art journal, etc. Cost is \$35 per session, \$30 ages 65-up. Think coffee, music, pencils, paints and laughs!



We offer monthly paint parties at the Social Barn and the cost is \$35 per painter. I'm also available to do private in-home parties. You pick the painting, I'll bring everything to you! Host paints free, 5 guests minimum. Follow me on Facebook and Instagram for more photos and Info.

If interested in any art classes or paint parties, you must RSVP in advance.

Donna Merchant, Owner/Art Teacher  
Pencils and Paints LLC  
donnamerchant.dm@gmail.com



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**Gloria Price**  
703.887.0128 (cell)

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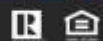
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# COMMUNICATIONS

By Trina Gonzalez

Potomac Shores continues to be one of the fastest-growing suburban communities in Northern Virginia! As of February 9, 2020 1,153 lots were sold, and 979 homes settled or closed. In addition, one of the newest homebuilders in the development, Beazer Homes, has already sold 18 lots and is on target for the opening of their model homes this spring.

As our community grows exponentially, we are committed to making sure that accurate information is delivered in the swiftest way possible to the entire community. Having said that, it's possible not all the channels of information utilized are reaching everyone. Here are the established HOA verifiable communication channels currently in use for our Potomac Shores Community:

- The Potomac Shores Residents Website: [www.PotomacShoresResidents.com](http://www.PotomacShoresResidents.com)
- The *Front Porch Newsletter*
- New Resident FAQ Flyers at the Fitness and Social Barns
- Digital Informational Screen at the Fitness Barn
- Emails sent by Sara Cruz or Daiane Studzinski for the HOA
- Sandwich Boards in each neighborhood

Another communication method utilized within community members is social media. To that end, our Communications Committee has created an official *Potomac Shores Communications Committee* Facebook page. The purpose of this page is to share information to the recently established *Potomac Shores Residents* Facebook Page from one of the verifiable sources above. Feel free to “like” the *Communications Committee* page to receive updates on your newsfeed automatically by searching *Potomac Shores Communications Committee* on Facebook or visiting: <https://www.facebook.com/potomacshorescommunications/>.

In addition to this official *Communications Committee* page, a private Resident-only Facebook group has been established. To locate on Facebook, search “Potomac Shores Residents”, or visit: <https://www.facebook.com/groups/potomacshoresresidents>. Join the group, and answer the simple validation questions.

Once verified by a member of the Communications Committee, your request will be approved.

In addition to increasing the community's presence and information-sharing on social media, residents can now view and download the calendar of events for Potomac Shores using *Google Calendar*. Connect by using the 'Google Calendar APP' on your phone. You can even sync to your Outlook or computer program. Once subscribed, all Potomac Shores events posted from the HOA to *The Front Porch Newsletter*, Potomac Shores Residents Website, as well as Fitness and Social Barns will be available to view on your digital calendar! If there is an event not listed which you would like shared with the community, let us know, and we can update the Google Calendar so that everyone is notified.

Our goal as a Committee, is to address the relevant informational needs of the community, while remaining committed to ensuring that information shared is both *verifiable and centralized*. If you can't trace the information you receive back to the *verifiable* Potomac Shores sources listed above, then contact us, or double-check your sources. We are here for you, and want to continue to grow and meet the ever-expanding needs of our desirable community. If you have any other ideas, methods of communication, events or information you'd like to share with us to make our community even better, please email us at: [CommunicationsPotomacShores@gmail.com](mailto:CommunicationsPotomacShores@gmail.com). Thank you!

# SOCIAL EVENTS

## 2020 Social Committee Off and Running

The Social Committee met in January to kick off the New Year and commence the planning of the 2020 social calendar. Yenny Alvarez and Lisa Gomes were elected as Chair and Co-Chair-persons for the coming year. The Social Committee generally meets on the third Tuesday of each month at 6:30 pm in the Social Barn. Those committee meetings are announced each month in the community emails and are posted to the residential website. If you would like to participate in the Social Committee – you do not have to be a committee member -- just come to the meetings, participate and provide your input.

Highlighting the 2020 social calendar are 18 scheduled events, the first of which are listed below:

March 21, 2020 (7:00 pm - 11:00 pm): Casino Night – a paid event, costing \$25 per participant. A full casino layout is planned with Black Jack, Roulette, Craps and Poker. Included are a DJ and dancing, fully stocked bar and heavy hors d'oeuvres. You can purchase your tickets at the Fitness Center.

April 5, 2020 (2:00 pm - 4:00 pm) (Rain date will be April 11, 2020 (2:00 pm to 4:00 pm): Easter Egg Hunt and Bunny Olympics – Egg hunts will be segregated by ages: 0-3, 4-6 and 7-10. An Easter Bunny will be present for pictures. The Bunny Olympics will commence at 3:15 pm with competition in the Egg Relay, Sack Races and the Egg Toss. Prizes will be awarded to our winners.

May 2, 2020 (4:00 pm - 8:00 pm): Kentucky Derby Party – Tents and tables will adorn the lawn where you can also avail yourself to food trucks or bring your own snack or pot luck with BYOB. Best Ladies Hat and Ladies and Gentlemen Best Attire will be awarded. The Derby Day Races will be broadcast on the large screen TV. A DJ will be on site to provide music and dancing opportunity.

May 9, 2020:

Mother's Day Brunch




June 20, 2020:

Father's Day Breakfast




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# TRAILS

The first order of business for the Trails Committee in 2020 is planning the Potomac Shores participation in the 3rd Annual Potomac Watershed Cleanup day. The Trails Committee will organize our volunteers to clean up our trail system. The event was well attended and effective last year, so we are looking forward to another great event.

Please mark your calendars for Saturday, April 18th from 9:00 am – 11:00 am. We'll meet at the Potomac River Blvd. tot lot for coffee and donuts, then divide into groups to clean up the community! Hope you and your families are able to attend.

Looking forward to seeing you on the trails! Contact us [trailspotomacshores@gmail.com](mailto:trailspotomacshores@gmail.com).



## Potomac Shores Trails Committee Watershed Clean-Up Day Saturday, April 18th ~ 9:00 - 11:00 am

The objective for the day is to remove as much trash as possible from the trails and its adjacent areas and to promote a sense of pride within the community. Trash in the streams should be removed only if reachable from the stream bank, without entering the streams, itself.

The Trails Committee wants to suggest to all, clothing and safety guidelines to follow that will make the day a success for all participants.

### Clothing...

Please dress according to the weather and wear...

- Long pants and long-sleeve shirts to protect against scratches or cuts from sticker bushes.
- A hat to protect head and eyes from low branches –and maybe the sun!
- Garden gloves to avoid getting splinters from the downed wood, and bushes, and branches. (We will have disposable gloves for any who does not have them.)
- Old and rugged shoes is also highly recommended.

Insect repellent is always useful against mosquitoes and other bugs that bite, and sunscreen is always recommended when outdoors.

### Safety...

- Watch your step for gullies on the path, standing water, and marsh areas in the woods. [If there has been significant rain in the few days before the clean up, there may be puddles on the trail.]
- If you notice any areas with ruts and/or gullies or large downed trees, please alert someone on the trails committee. These will be the targets of trail maintenance efforts later in the spring and summer.
- The ground off the trail in the woods is uneven, with fallen limbs and branches, gullies and holes hidden by leaves. Banks of the stream may be slippery. Be Alert!
- Poison ivy is starting to grow. It has shiny leaves, usually three leaves to a stem, and the stem can have a hairy appearance. Don't touch it!



- Drink water frequently to avoid dehydration., especially if it is hot out.
- We recommend working in pairs or small groups. Children under age 9 should work with an older sibling or an adult.
- If you happen to get a cut or serious scratch, let an adult know right away.
- Think SAFETY at all times and stay alert. Having fun is what we want everyone to do, but being careless puts others at risk and is not appropriate for today's activity.

**RSVP to: [TrailsPotomacShores@gmail.com](mailto:TrailsPotomacShores@gmail.com)  
so that we have enough supplies and refreshments for all.**

**MEET AT 9:00 am at the TOT LOT  
on Potomac River Blvd.**

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- Replace Trim
- Gutter Cleaning
- Retaining Walls
- Walkways
- Junk Removal
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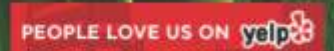
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# ICICLES IN WONDERLAND

Twas 253 hours and one second before Christmas, but who's counting, and all through the Social Barn a lot of creatures were stirring to include St. Nicholas and an Army of Elves. The donuts were covered in icing and placed in boxes with care in hopes that bunches and bunches of children soon would be there. And they did not disappoint! This year's event, "Icicles in Wonderland" was another big hit and St. Nick was there to listen and take note of what children, big and small, wanted for Christmas. There was also an oversized Elf walking around helping Santa where needed and lending another ear to listen to the children as they wanted to be doubly sure that Santa understood what they asked for. In another room there was a great magician by the name of "Drew Blue Shoes" who was mesmerizing the children with his magic and mystical skills. The children, and parents, were fully entertained. As the event was winding down, and the elves assisted with eating the remaining donuts, Santa needed to return to the North Pole to start filling the orders he received. With only 250 hours left before Christmas, there was a lot to do, so with that he sprang to his sleigh, to his team gave a whistle, and away they flew like the down of a thistle. But we heard him exclaim, as he drove out of sight - "Happy Christmas to PoSho, and to all a good night!"

**Special Thanks to our very own Potomac Shores Residents, the Cabral family, who graciously donated the donuts and treats for the SECOND year in a row! Please visit and support their Dunkin Donuts/Baskin Robbins shop located at 18021 Main Street in Dumfries!**



# 2019 ADULT WINTER DANCE

The 2019 Adult Winter Dance was another fun and exciting event for the residents of Potomac Shores. The holiday decorations at the Social Barn really made the occasion special. Our favorite local bartender, David Matthews, kept the drinks flowing. As usual, DJ Lorenzo Haire played great tunes so everyone could dance the night away! The food provided by Helga's Catering was delicious and plentiful. Our lovely resident photographer of Michelle Ray photography captured some amazing memories. Another great party was had and 2020 will be even better!



## The Joy of Gardening

By Kiz Malin

One of the fondest memories of my childhood was working in the garden with my grandparents. Feeling the sunshine on my face, smelling the fresh air and having my hands in the soil was a simple and pure activity, and fostered a connection to nature that I carry with me to this day. There is a joy that comes from the loving care put into a garden and reaping the fruits of your labor. There is nothing like nurturing a seed into something wholesome and delicious, and in our neighborhood, we have the opportunity to be a part of this therapeutic and rewarding hobby.

Potomac Shores is unique in that we have a Greenhouse and Community Garden space for us to enjoy! If you haven't had a chance to see your Community Garden and Greenhouse, they are located next to the Social Barn. We currently have 65 plots that are utilized each year. The mission of the Potomac Shores Garden Committee is to stimulate the knowledge and love of gardening, to share in educational meetings and correspondence and to protect the quality of our neighborhood community.

Whether you are a seasoned gardener or would like to try your hand in gardening, plot rentals are \$25 for one year and require an application and personal check submitted at the Fitness Barn. Deadline for the upcoming year is March 31. Plot assignments will be held on April 1st. Orientation for new gardeners will be held in the Social Barn on Wednesday, April 15 at 7:00 pm.

On March 15 at 1:00 pm we will host an educational Spring Start-Up Seminar which is open to the community, and Master Gardener Christina Hastings from the Virginia Extension Service will inform us about starting the Spring garden and offer suggestions, provide educational material, and answer questions for new and



seasoned gardeners. Please make an attempt to attend as this she is such a great source of information!

We are also excited to offer our second annual Lawn Education Class with Linda Gulden on March 28 at 11:00 am in the Social Barn and this is open to all Potomac Shores residents as well. Having a newly planted lawn can be a challenge so this class is designed to help learn about the ins and outs of new lawn care maintenance and will provide free soil test kits.

Our annual Earth Day is held on Saturday, April 26th at 10:00 am, and is the perfect opportunity to bring your supplies and get plantings started. Free compost and refreshments will be provided. Fellow plot neighbors will be there for you to meet and assist you in planting.

Each year we have a Summer Harvest Party so that gardeners can share the fruits of their labor and love. We each bring a dish containing produce from our plot to share with each other. This is a casual and family friendly social gathering and will be held at the Social Barn on Sunday, July 12 at 5:00 pm.

Gardening can be a very rewarding and simple pleasure but does require some dedication and care. During the warmer Summer months depending on our rainfall, watering requirements are usually twice a week minimally, and weekly care of the plants and weeding is also required. We are asking for those to join us who are willing to put in the time to reap the benefits of creating something wonderful with your hands and be involved in a sense of community that only Potomac Shores has to offer!

*Volunteers for this year's committee are: Kiz Malin-Chair, William Murphy-Treasurer, Meghan Corbett-Secretary, Mary Lou Koehl/Roger Foley-Education Advisers, Tanner Fain-Greenhouse Manager, Meghan Corbett/Scott Malin-Shed Management, Patrick Gustafson-Events.*

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3 <b>Neighborhood Watch Meeting</b> 7pm - Social Barn	4 <b>Adult Art Classes</b> 2-4pm RSVP  <b>Children's Art Classes</b> 5-6:30pm Ages 5-12 RSVP	5	6 <b>Beer and Wine Club</b> 6:30pm Social Barn	7 <b>Kids Cooking Class</b> 12-3pm - Kitchen Social Barn RSVP
8 <b>"Just Another Chapter" Book Club</b> 7pm - Social Barn	9 <b>Trail Committee Meeting</b> 7pm - Social Barn	10	11 <b>Children's Art Classes</b> 5-6:30pm Ages 5-12 RSVP	12 <b>Ladies Who Lunch</b> 11:45am RSVP  <b>Posho Business Networking</b> 7-9pm Social Barn	13	14
15 <b>Spring Start-Up Seminar</b> 1pm - Social Barn	16 <b>Social Committee Meeting</b> 6:30pm - Social Barn	17 <i>Happy St. Patty's Day</i> <b>PSRA Board Meeting</b> - 4pm Developer Update 6pm Covington-Harper Elementary School	18 <b>Adult Art Classes</b> 2-4pm RSVP  <b>Children's Art Classes</b> 5-6:30pm Ages 5-12 RSVP	19 <b>New Resident Orientation</b> 7pm - Social Barn	20 <b>Sip &amp; Paint Night</b> 6:30pm Social Barn Kitchen RSVP	21 <b>SPRING DANCE &amp; CASINO NIGHT</b> 7-11pm Social Barn
22	23	24 <b>Book Hens Club</b> 6:15 pm Social Barn	25 <b>Children's Art Classes</b> 5-6:30pm Ages 5-12 RSVP	26 <b>Cooking Class</b> 7pm - Social Barn RSVP	27 <b>Caskers Club</b> 6:30pm Social Barn	28 <b>Lawn Education Class</b> 11am Social Barn <b>Paint Pour Party</b> 10am - Fitness Barn Kids Room RSVP
29	30	31				

CONTACT/RSVP INFO

### ART CLASSES/ SIP & PAINT

Donna Merchant

donnamerchant.dm@gmail.com - 703-203-0443

### COOKING CLASS

Jennifer Logan - jenniferlauralogan@gmail.com

### PAINT POUR PARTY

Tresha Armstrong -

treshaja@noirhomeinteriors.com

For more information about events and activities, please visit

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

Email: [potomacshoresdesk@gmail.com](mailto:potomacshoresdesk@gmail.com)

Call: 703-640-3970



SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

			<b>1</b> Adult Art Classes 2-4pm RSVP <b>Children's Art Classes</b> 5-6:30pm Ages 5-12 RSVP <b>Garden Plot Assignments</b> 7pm - Social Barn	<b>2</b>	<b>3</b>	<b>4</b>
<b>5</b> Easter Egg Hunt 2-4pm Social Barn	<b>6</b>	<b>7</b> Neighborhood Watch Meeting 7pm - Social Barn	<b>8</b> Children's Art Classes 5-6:30pm Ages 5-12 RSVP	<b>9</b> Ladies Who Lunch 11:45am RSVP <b>Posho Business Networking</b> 7-9pm - Social Barn	<b>10</b> Beer and Wine Club 6:30pm Social Barn	<b>11</b>
<b>12</b>	<b>13</b> "Just Another Chapter" Book Club 7pm - Social Barn	<b>14</b>	<b>15</b> Adult Art Classes 2-4pm RSVP <b>Children's Art Classes</b> 5-6:30pm Ages 5-12 RSVP <b>Garden Plot Orientation</b> 7pm - Social Barn <b>Communication Committee Meeting</b> 7pm - Social Barn	<b>16</b> New Resident Orientation 7pm @ Social Barn	<b>17</b> Sip & Paint Night 6:30pm Social Barn Kitchen RSVP	<b>18</b> Annual Spring Trail Clean Up Day 9-11am
<b>19</b>	<b>20</b>	<b>21</b> Social Committee Meeting 6:30pm @Social Barn	<b>22</b> Children's Art Classes 5-6:30pm Ages 5-12 RSVP	<b>23</b> Cooking Class 7pm - Social Barn RSVP	<b>24</b> Caskers Club 6:30pm Social Barn	<b>25</b> Paint Pour Party 10am - Fitness Barn Kids Room RSVP
<b>26</b> Earth Day 10am	<b>27</b>	<b>28</b> Book Hens Club 6:15 pm Social Barn	<b>29</b> Adult Art Classes 2-4pm RSVP <b>Children's Art Classes</b> 5-6:30pm Ages 5-12 RSVP			



POTOMAC SHORES SOCIAL COMMITTEE PRESENTS

## ANNUAL EASTER EGG HUNT

APRIL 5TH  
FROM 2:00 PM - 4:00 PM,  
AT THE SHORES CLUB  
RAIN DATE: APRIL 11  
BRING YOUR BASKETS!

2 PM : Pictures with Easter Bunny Egg Hunt  
2:30 PM : Ages 0 - 3  
2:45 PM : Ages 4-6  
3 PM : Ages 7 - 10  
3:15 PM : Bunny Olympics

Come and join the fun with the whole family!  
\*Badges required\*

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

For more information about events and activities, please visit  
[www.potomacshoresresidents.com](http://www.potomacshoresresidents.com) Email: [potomacshoresdesk@gmail.com](mailto:potomacshoresdesk@gmail.com) Call: 703-640-3970

3	4	5 <b>Neighborhood Watch Meeting</b> 7pm - Social Barn	6 <b>Children's Art Classes</b> 5-6:30pm Ages 5-12 RSVP	7	8	9 <b>Kentucky Derby</b> 4-8pm Social Barn
10	11 <b>"Just Another Chapter" Book Club</b> 7pm - Social Barn	12	13 <b>Adult Art Classes</b> 2-4pm RSVP <b>Children's Art Classes</b> 5-6:30pm Ages 5-12 RSVP	14 <b>Ladies Who Lunch</b> 11:45am RSVP <b>Posho Business Networking</b> 7-9pm - Social Barn	15 <b>Caskers Club</b> 6:30pm Social Barn	16
17	18	19 <b>Social Committee Meeting</b> 6:30pm - Social Barn	20 <b>Children's Art Classes</b> 5-6:30pm Ages 5-12 RSVP <b>Communication Committee Meeting</b> 7pm - Social Barn	21 <b>New Resident Orientation</b> 7pm - Social Barn	22	23 <b>Pool Opening Event</b> 1-3pm
24	25	26 <b>Book Hens Club</b> 6:15 pm Social Barn	27 <b>Adult Art Classes</b> 2-4pm RSVP <b>Children's Art Classes</b> 5-6:30pm Ages 5-12 RSVP	28 <b>Cooking Class</b> 7pm - Social Barn RSVP	29	30 <b>Paint Pour Party</b> 10am - Fitness Barn Kids Room RSVP



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10:00 - 10:45am

**MORNING WORSHIP**  
11:00 - 12:30pm

**WEDNESDAY BIBLE STUDY**  
7:30 - 8:30pm

Meeting in the community at  
 Covington-Harper Elementary School  
 2500 River Heritage Blvd., Dumfries, Va

Contact us at: [info@trinitybaptistva.org](mailto:info@trinitybaptistva.org)  
 Bryant Dunston, Sr. Pastor - Cell 703-447-5791  
 Visit us @ [www.trinitybaptistva.org](http://www.trinitybaptistva.org)

*Colossians 1:28 - So we tell others about Christ, warning everyone and teaching everyone with all the wisdom God has given us. We want to present them to God, perfect in their relationship to Christ.*

SOCIAL COMMITTEE PRESENTS

# KENTUCKY DERBY




SATURDAY, MAY 2ND  
 FROM 4-8PM  
 AT THE SOCIAL BARN EVENT LAWN

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2 Neighborhood Watch Meeting 7pm - Social Barn	3	4	5 Beer and Wine Club 6:30pm - Social Barn Late Night Swim Splash Bash	6
7	8 "Just Another Chapter" Book Club 7pm - Social Barn	9	10 Adult Art Classes 2-4pm RSVP Children's Art Classes - 5-6:30pm Ages 5-12 RSVP	11 Ladies Who Lunch 11:45am RSVP Posho Business Networking 7-9pm - Social Barn	12	13
14	15	16 Social Committee Meeting 6:30pm @Social Barn	17 Children's Art Classes 5-6:30pm Ages 5-12 RSVP PSRA Board Mtg - 4pm Developer Update 6pm	18 Cooking Class 7pm - Social Barn RSVP	19 Sip & Paint Night 6:30pm Social Barn Kitchen RSVP	20 Father's Day Pancake Breakfast 9-11am
21	22	23 Book Hens Club 6:15 pm Social Barn	24 Adult Art Classes 2-4pm RSVP Children's Art Classes 5-6:30pm Ages 5-12 RSVP	25 New Resident Orientation 7pm @ Social Barn	26 Caskers Club 6:30pm - Social Barn	27 Star Spangled Banner Celebration 5-10pm
28	29	30				

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# Welcome to Potomac Shores!

## FAQ'S for New Residents

### Photo Badge



Access to the Potomac Shores amenities and events requires an access badge for every permanent resident ages 5 and older. **Badges are printed at the Fitness Barn front desk.** Please bring a photo ID with Potomac Shores address or a combination of an ID and deed.

### Verizon Internet



150/150 Mbps is the base speed with Verizon FiOS included in your HOA assessments. **To set up service, please call Fios directly at 1-800-501-1172.** You can also sign up for internet upgrades, phone service and TV.

### Trash and Recycle



Trash collections days are Monday and Thursdays. Recycling is on Thursdays. **To order toters, contact American Disposal at 703-368-0500** or [www.AmericanDisposal.com](http://www.AmericanDisposal.com).

### Architectural Applications



Any exterior modification to your home requires review and approval by the Architectural Committee. Applications can be found on the website.

Application due dates are the 1<sup>st</sup> and 15<sup>th</sup> of every month. The ARC Committee has up to 45 days upon receipt of completed application to review. You may drop off your applications to Taylor Wagner or to the Fitness Barn front desk.

### Paying HOA Assessments



**Please allow 45-60 days after settlement for your HOA account to be set up.** You will receive information via mail.


Your monthly HOA fee can be paid in a variety of ways:


- Pay online at [www.cmc-management.com](http://www.cmc-management.com)
  - Set up a Direct Debit
  - By mail with a coupon
  - In person at the CMC Corporate office during regular hours at 4840 Westfield Blvd., Suite 300, Chantilly, VA 20151
- Any questions, please call CMC Customer Service at 703-631-7200**


### Social Barn Rentals



The Social Barn is available for private rentals. A form with rates can be found on the website. For questions or reservations, contact Daiane Studzinski at [DStudzinski@cmc-management.com](mailto:DStudzinski@cmc-management.com)

 Shores Club  
1801 Potomac Shores Parkway  
Dumfries, Virginia 22026

 Front Desk  
703-640-3970

 Register for the Website!  
[www.potomacshoresresidents.com](http://www.potomacshoresresidents.com)

### Fitness Barn Hours

Monday and Thursdays

**6:00am to 9:30pm**

Tuesday, Wednesday and Friday

**6:00am to 9:00pm**

Saturdays and Sundays **7:00am to 7:00pm**

Federal Holiday hours **7:00am to 5:00pm**

**Closed** on Christmas, Thanksgiving and New Year's Day.

### Potomac Shores Residential Association Contacts:

Community Manager, Sara Cruz:  
[SCruz@cmc-management.com](mailto:SCruz@cmc-management.com)

Assistant Manager, Daiane Studzinski  
[DStudzinski@cmc-management.com](mailto:DStudzinski@cmc-management.com)

Covenants Administrator, Taylor Wagner:  
[TWagner@cmc-management.com](mailto:TWagner@cmc-management.com)

# Twins Selling Real Estate

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*We Welcome All Potomac Shores Residents & Friends*

**MASS SCHEDULE:**

Saturday Vigil 5:30pm  
 Sunday 7:30am, 9:00am, 12:15pm, 5:30pm  
 Sunday Family Liturgy Mass 10:45am  
 Sunday Spanish Mass 1:30pm  
 Monday-Friday Daily Mass 8:45am



Participate in our 5-Car Raffle. Prizes include five 2020 vehicles from Koons of Manassas (Honda Civic, Buick Encore, GMC Canyon Truck, Honda CRV SUV, and Honda Odyssey Van). One \$5.00 ticket offers the purchaser a chance to win all five vehicles plus \$20,000 in cash prizes.

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Vincent Bastian, DPM



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Cherelle McKinley, FNP-C

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- April 25
- June 6
- September 26



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