

POTOMAC
SHORES



The FRONT PORCH

Fall 2020

COMMUNITY NEWSLETTER





ASSOCIATION MANAGEMENT

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Covenants Administrator: Taylor Wagner
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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
kizmalin@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.imageryprintpromotions.com



INSIDE THIS ISSUE

- 3- Community Manager's Report, *The Front Porch* Info
- 4- Activities Report, Covenants Corner, House of the Month
- 6- Developer Update, Tidewater Gill Info
- 7- Our New Board Member, Fall...Time to Plant Spring Flowers
- 8- The Shores Club News - Fitness Barn Activities,
- 9- Art Classes at Potomac Shores, PoSho Fall Landscaping Tips
- 10- Communications

COMMITTEE REPORTS

- 12- Communications, Town Center
- 13- Gardening - Fall Signals New Beginnings
- 14- Social - Movie Night on the Lawn, Music on the Lawn
- 15- Guys and Gals Celebration
- 16- Potomac Shores Luau Party
- 17- Kentucky Derby, Neighborhood Watch
- 18- American Recycling

COMMUNITY CALENDARS & EVENTS

- 19- October 2020
- 20- November 2020, School Update
- 21- December 2020
- 22- Welcome to Potomac Shores - FAQ's for New Residents

Official Quarterly Publication of the Potomac Shores Residential Association

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Manager's Message

By Sara Cruz,
Community Manager



HAPPY FALL!

I hope you and your families are happy and healthy. Thank you to everyone for your cooperation and understanding through some of the Covid-19 challenges. As a reminder, our Fitness Barn and Social Barn are still operating at a limited capacity due to the governor's orders. We appreciate your help in abiding by these guidelines to help keep our community safe.

Personally, this unique time has taught me to better appreciate the "little" things in life and try to look for the positive in situations. For instance, as I'm writing this article, I look out and see about 15 families participating in one of our new fitness classes, Power Tots Gymnastics/Yoga on the Lawn. Our families are socially distanced, brought their own equipment and wearing face masks. The kids are having a great time! We are lucky to have this large event lawn to use. I'm thankful for this. I'm impressed by our Social Committee and Daiane who adjusted their 2020 events and moved them outdoors on the lawn, purchased tables, tents, movie screens and even a mister to safely and strategically hold our social events. Our fitness instructors also modified their classes and moved them outdoors. Thank you to everyone! These things are important to our community and I hope you know how much I appreciate you.

In other exciting news, the Developer appointed Kyle Dawson as the new homeowner Board member representative. Kyle has been a Potomac Shores homeowner for about two years now and previously served as Chairperson of the ad-hoc Recreation Committee. He is a wonderful addition to the Board and we look forward to working with Kyle in this new role!

We have a busy fall coming up and lots of projects going on. The Board of Directors recently approved common area dead tree replacements, Shores Club asphalt seal coat and re-stripping project,

shared driveway seal coating, trail drainage improvement projects and various fall landscape enhancement projects. The Board also approved spending the \$150,000 recreation improvement fund on building a multi-purpose court at the Shores Club. The location will be on the hill adjacent to the garden plots by the parking lot. We are working on final proposals for the Board's approval and will keep you updated!

Please be sure to register and subscribe to the Potomac Shores Resident website at www.potomacshoresresidents.com. We post up-to-date information on everything going on in the community, as well as load HOA documents. We also send regular e-mail updates through MailChimp. If you are not on our e-mail blast distribution list, please send me a message and we'll get you added.

If you have any HOA related questions or concerns, please feel free to give me a call at 703-640-3968 or e-mail me at scruz@cmc-management.com.

Carriage Light Reminder

Now that the days are shorter, we would like to remind you to check your exterior lights. Please be reminded that according to the community's governing documents "A well-lighted porch is a critical element to the streetscape. As such, all homes must have at least one porch light and one exterior door light. One of the required lights must be on a photocell.

Single Family Detached Lots:

- Porch Lights are required, either as wall-mounted carriage lamps flanking the entry door or ceiling mounted.
- At least one building-mounted decorative light(s) shall be provided above garage bays.

Single Family Attached Lots:

- All homes shall have two (2) building-mounted lights.
- Townhomes must have one (1) building-mounted light.

The Deadline for the Winter 2021 Issue of The Front Porch is DECEMBER 15

EDITORIAL, PHOTOS ...

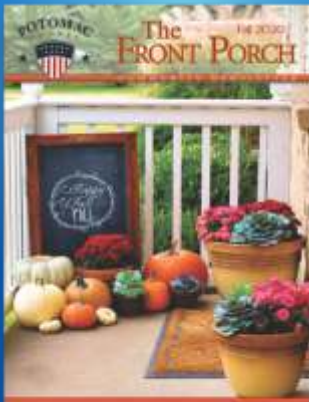
Please send all info to:

Sara Cruz, Community Manager ~ scruz@cmc-management.com AND
Daiane Studzinski, Asst Manager/Activities Director ~ dstudzinski@cmc-management.com

ADVERTISING ...

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MaryPat - Imageryads@aol.com or Melissa - Imagerymelissa@aol.com
or Download contracts from www.imageryprintpromotions.com



Activities



*By Daiane Studzinski,
Assistant Manager/Activities Director*

I still can't believe Fall is here and Christmas and New Years is quickly approaching us! This year has flown by. The Social Committee and I are so happy that we've had such a great turnout at our Summer outdoor events. I'm so happy to see that the community has still been able to gather even during this pandemic. We look forward to hosting more events for you all in the upcoming months! Make sure you are on our email distribution list to get the most up to date information on our events.

If you have any questions regarding events, activities or Social Barn rentals, please don't hesitate to contact me at dstudzinski@cmc-management.com or 703-640-3967. The Social Barn is available for rent at a maximum capacity of 53 persons. You can find the rental agreement form on our website at www.potomacshoresresidents.com.

NEW FITNESS SYSTEM AT THE FITNESS BARN

I'm happy to share that we have installed a new fitness system in the Movement Studio. The new system is called Fitness on Demand (FOD). When you visit our Movement Studio, you will see the new FOD iPad installed on the wall. From the iPad, you can choose from various fitness classes to watch and follow on the TV. Our package includes 138 cardio workout, 59 core, 25 cycling, 22 dancing, 13 martial arts, 175 strength, 126 mind and body, along with 52 HIIT. We hope you enjoy using FOD to reach your fitness goals!



Covenants Corner



*By Taylor Wagner,
Covenants Administrator*

With holidays quickly approaching, please keep in mind the Supplemental Design Guidelines for holiday decorations. Decorations that are not permanently attached to your home or exterior structures do not have to be applied for as long as they follow the guidelines. The Supplemental Design Guidelines state that decorations shall be installed no earlier than 30 days before the holiday and must be removed within 14 days after the holiday. Decorations cannot be placed in the common areas near your home. Constant, blinking, and multicolored lights are permitted, but strobe lights are not. Decorative lights must be turned off by 11:00pm.

The Supplemental Design Guidelines have recently been modified and approved by the Board. A few of those changes include no more than two (2) pet signs are allowed in your yard and may not be placed in common areas or sidewalk easements, storage of cars under car covers are prohibited, mulching flower and tree beds, and shortening of the due process and changes regarding violations. We have also added that you are allowed one (1) political sign on your lot during election time that cannot exceed 2 feet x 2 feet. Political signs may be posted 30 days prior to the election and must be removed immediately after the election. You can find a copy of those guidelines by going to Potomacshoresresidents.com and clicking the Resident Information tab and then going to the Governing Documents page. For any questions regarding changes that were made please call me at 703-640-3973 or email me at twagner@cmc-management.com.

As a friendly reminder, dogs must be leashed when walking around the community and all pet waste must be cleaned up and properly disposed of in the pet waste stations that are installed throughout the community. Prince William county animal laws state "Dog running at large: It is unlawful for a dog owner/custodian to allow their dog to run at large within the county. "At large" means that the dog is off the property of its owner/custodian and not attached to that person by a leash."



This home in the Pulte section of Potomac Shores is displaying a beautiful array of colorful flowers in their front flower bed. Not only do the flowers stand out and make the front of their home "pop", but their lawn is beautifully manicured. Great job to these homeowners and keep up the great work!



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!

Potomac Shores Real Estate 5/15/2020 - 9/15/2020

CURRENT LISTINGS	Address	Bed	Bath	Orig Price	Curr Price
	1700 Takeaway Ln	5	4/1	\$675,000	\$675,000
	2144 Hemlock Bay	3	2/2	\$467,000	\$467,000
	17208 Flatstick Ct.	5	4/1	\$785,000	\$769,900
	16915 Takeaway Ln	6	4/1	\$699,999	\$699,999
	17462 Spring Cress Dr.	4	3	\$669,000	\$669,000
	17205 Continental Dr.	5	4/1	\$715,000	\$715,000
	2522 Sweet Clover Ct.	5	4	\$715,000	\$715,000
	18187 Red Mulberry Rd.	4	3/1	\$449,990	\$449,990
	2089 River Heritage Blvd	5	4/1	\$629,000	\$629,000
	18088 Red Cedar Rd	3	2/1	\$462,000	\$642,000
	2124 Hemlock Bay Rd.	3	2/2	\$449,900	\$439,400
	2249 River Birch Rd	5	4/1	\$649,000	\$639,000
	2108 Hemlock Bay Rd	3	2/2	\$424,900	\$424,900
	17865 Sugarberry Rd.	4	3/1	\$555,000	\$555,000
	17429 Spring Cress Dr.	5	5	\$790,000	\$790,000
	17076 Silver Arrow Dr	4	4/1	\$725,000	\$715,000
	2082 Twin Six Ln.	5	4/1	\$789,900	\$789,900
	2274 River Birch Rd	6	4/1	\$625,000	\$610,000
	2105 River Heritage Blvd	4	3/1	\$569,900	\$569,900
	17159 Belle Isle Dr	6	6/1	\$899,000	\$899,900

PENDING ACTIVE UNDER CONTRACT	Address	Bed	Bath	Orig Price	Curr Price
	17055 Belle Isle Dr	6	4/1	\$819,900	\$760,000
	18093 Red Mulberry Rd.	3	2/2	\$424,900	\$424,900
	18095 Red Mulberry Rd.	4	3/2	\$457,900	\$457,900
	18097 Red Mulberry Rd.	4	2/2	\$454,900	\$454,900
	17966 Woods View Dr	6	4/1	\$740,000	\$750,000
	17204 Flatstick Ct.	5	4/1	\$825,000	\$815,000
	2283 River Birch Rd.	4	3/1	\$565,000	\$565,000
	17015 Takeaway Ln	4	3/1	\$540,000	\$550,000
	17157 Gullwing Dr	4	3/1	\$540,000	\$565,000
	17201 Flatstick Ct	4	4/1	\$789,990	\$800,000
	2027 Alder Ln	3	2/2	\$525,000	\$523,000
	17109 Gullwing Dr.	5	4.00	\$760,000	\$745,000
	2361 Harmsworth Dr.	4	3.00	\$560,000	\$550,000
	17105 Sea Skiff Way	4	3.00	\$565,000	\$560,000
	17101 Gullwing Dr	5	4.00	\$764,999	\$764,990
	2240 Red Pine Loop	4	3.00	\$540,000	\$535,000
	2179 Potomac River Blvd	4	4.00	\$740,000	\$749,000
	2216 Potomac River Blvd	4	3.00	\$550,000	\$557,000
	17016 Takeaway Ln	5	4.00	\$674,900	\$630,000
	17156 Belle Isle Dr	5	4.00	\$749,999	\$752,000
	17013 Silver Arrow Dr.	5	4.00	\$759,750	\$745,000
	2308 Sweet Pepperbrush	4	3.00	\$660,000	\$655,000
	17534 Spring Cress Dr.	4	4.00	\$680,000	\$660,000
	2412 Gloucester Pointe Dr	4	3.00	\$565,000	\$560,000
	17160 Belle Isle Dr.	6	6.00	\$849,900	\$799,900
	2066 Twin Six Ln	6	5.00	\$877,700	\$830,000

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

Potomac Shores Community Shred Event

The fourth annual shred day was the most successful yet! Close to 4000 pounds of loose paper and outdated financial records were disposed of, freeing up space in garages, attics and closets throughout Potomac Shores. I really enjoyed meeting new neighbors and catching up with old friends while giving back to the community that has given Daisy, Andy and I so much. I look forward to seeing you around the neighborhood and next year at Shred Day. If you or someone you know has real estate needs, please reach out. I'd love to help! ~Christine



Zoie Eidinger
(Resident & student at CHES - Covington Harper Elementary School) with Christine

About Christine...

"Christine Weedon just sold our home of 30 years. She treated us with respect when asking questions and making suggestions. She handled everything so we had nothing to worry about or stress over; and frankly with the few agreed upon updates and changes that she made to the house it almost made us want to stay! One of the things I was wavering on was whether or not to stage the house. We agreed to it and were so very glad we did! Our friends and neighbors who came to look, along with my husband and I, thought it looked like an updated bright, inviting, and welcoming home. It was under contract in 4 days and sold significantly higher than list price! You can't go wrong using Christine!" ~Courtney & Tom C.

"Christine Weedon's management of the entire process, from beginning to end, was unsurpassed, and made buying in Potomac Shores an entirely stress free experience. She handled all the details in ways that were transparent to us as buyers. Her intimate knowledge of the community was invaluable in making the right home choice for our family. We recommend her wholeheartedly!" ~Yaron & Bethany Rabinowitz

By the way...I'm never too busy for your referrals. If you know of someone who is thinking about buying or selling a home, please let me know. I would be happy to help them. ~Christine

DOM - Days on market



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



DEVELOPER UPDATE

The Fall Developer Update was held via on Zoom on August 12 with nearly 300 residents in attendance. The meeting started with the discussion about the recent Argent Management LLC transition to Biddle Real Estate Ventures (BREV) for management of the development work. SunCal continues to be a part owner of Harbor Station Communities LLC which is the Developer of Potomac Shores. The same team who was managing the project with Argent Management are now employed by BREV.

The Developer went on to provide the following updates. 1,299 homes in the community have been sold, 1,154 of which have settled or closed. The construction of Landbay 5 is ongoing. Plan approval for Landbay 4-3 is expected in the next 90 days. Offsite turn lane improvement work on Route 1 at River Heritage and River Ridge has started. The Town Center Central Park Landscape Design work is nearing completion and they will be seeking Town Center Committee input on playground elements.

The Town Center broker has been actively searching for a restaurant operator for the Station House. Although Covid-19 has put expansion plans on hold for most of this industry, there is some interest and considering that construction has not begun, the developer feels confident that the right operator will be found by the time construction is underway. Prior to Covid-19, there was some connection and interest from several senior housing developers with

regard to the Delaney site. It has now put a hold on growth of this industry, at least for the short term, so they are evaluating other uses for this site. The developer continues to meet monthly with Supervisor Bailey on the progress of the entire Potomac Shores project.

The latest on the Virginia Railway Express (VRE) Station update reflected that a 60% design was submitted to VRE in April. Comments were received from VRE and CSX in May. Received draft Construction Agreement from VRE in August and working on the 90% design, to be submitted by October 2020. The Station House Retail and Parking Garage plans have been submitted to the County for review. The Developer hopes to have everything approved by the end of this year and construction to begin in early 2021.

For the Offsite Parkway (the 234 through-way), plan approval is still pending. The last few months have been spent working with County Transportation staff to gain support for avoiding bridge replacement on Route 1. This had been added by VDOT during plan review. Plan approval also requires ROW acquisition to be complete, and these ROWs are ongoing. The timing of construction is also dependent on their ability to issue bonds.

The slide presentation and full Q&A document from the Developer's Update can be accessed on the community website: www.PotomacShoresResidents.com.

Tidewater GRILL

BELOW YOU'LL FIND DETAILS AND MENU FOR TIDEWATER GRILL
THANKSGIVING FEAST TO-GO AND CHRISTMAS EVE DINNER.

Thanksgiving Feast TO-GO

Call 571-383-3055 to Reserve a time for pick-up
between 10 AM and 6 PM on
Wednesday, November 23rd.

Your feast will include:

- ½ Gallon Apple Cider
- Carved Turkey (white and dark meat)
- Sage Stuffing
- Cranberry Sauce
- Green Bean Casserole
- Mashed Potatoes
- Turkey Gravy
- brown and serve Dinner Rolls
- And choice of Apple Pie or Pumpkin Pie
- Serves 4-6 people for \$110!

Christmas Eve Dinner

Reservation Only Call 571-383-3055
Seating at 4:30 - 6:30 PM and 7:15 - 9:15 PM

Appetizers

- Jumbo Shrimp cocktail 14
- Crab Cakes with Remoulade Sauce 18
- Oyster Rockefeller 18
- Sausage Stuffed Mushrooms 12

Entrees

- Prime Rib with Loaded Mashed Potatoes
Grilled Asparagus 35
- ½ Rack of Lamb with Rosemary Glaze and
Mashed Potatoes 39
- Braised Short Rib with Loaded Mashed Potatoes and Roasted
Root Vegetables 30
- Crab Stuffed Flounder with Lobster Cream Sauce Asparagus and
Mashed Potatoes 38

Desserts

- Tahitian Vanilla Crème Brulee 10
- Sticky Toffee Pudding with Bourbon Smoked Ice Cream 10



OUR NEW BOARD MEMBER

Hello Neighbors!

As the holiday season approaches, I wanted to take a brief opportunity to introduce myself to the neighborhood as the newest appointed HOA Board Member.

BACKGROUND/INTERESTS:

Growing up as a military brat, I have lived in Virginia for over twenty-four years. My family is from and currently resides in the Boston, Massachusetts and Chicago, Illinois area. In the summer of 2018, I moved to the Fairways Overlook section and joined our wonderful community. Shortly after, with the help of a great group of our fellow neighbors, I served as Chairman of the AD-HOC Recreation Committee.

As an outdoorsy guy who loves being by the water, I'm an avid runner who enjoys fishing, jet skiing, attending live events and going to the gun range. Although COVID has certainly deterred many of our plans, I like to travel as much as I can and frequently visit my cottage in Cape Cod. I love the beach Life!

My true passion (and what I'm most known for) is my love and fascination with big aquariums and exotic fish. It started over twenty years ago with a fifty-five gallon fish tank and evolved to now having eleven aquariums; two of which are 2000 gallons. For me, fishkeeping is a satisfying, fairly low maintenance hobby that fits a single, "always on the go" lifestyle. It also can be very therapeutic and a great way to relieve stress; bringing peace and tranquility into your home.

I hope to inspire someone to set up a new tank and I'd be more than happy to assist and help out!

GOALS/WHAT I LOVE ABOUT MY NEIGHBORHOOD:

My overall objective is to do everything within my ability to ensure that the vision most of us had when we decided to make Potomac Shores our home, stays intact and comes to fruition.

For most of us, that vision included living in a safe neighborhood with amenities such as a town center, multi-purpose courts and others that will increase our home values.

We are all invested in this journey together and for many of us it's been one of the biggest decisions of our lives. My plan is to utilize all my resources and make an overall positive impact in our neighborhood. In order to do so effectively, I feel like it's imperative to connect with as many neighbors as possible. The more voices I continue to hear, the better the input we'll have in our community!

What I really love about this neighborhood is that everyone looks out for one another.

From my perspective, we have a real sense of community. I've always valued volunteering and helping others. I think our neighborhood embodies that as well. Even despite all the challenges that this pandemic has caused, Potomac Shores still manages to keep everyone connected. From all the events and outdoor amenities to the social distance gatherings, it has made this whole experience as seamless as possible.

Looking back, I couldn't be happier with my decision to move here, this place definitely feels like home! I hope everyone continues to stay safe during these unprecedented times. It's an honor to serve our community. I look forward to meeting and connecting with everyone and being a voice. Please feel free to reach out and contact me with any suggestions, ideas or neighborly get togethers!

Kyle Dawson, Potomac Shores HOA Board Member - Kyled0121@aol.com



FALL ... TIME TO PLANT SPRING FLOWERS

We usually don't think of spring flowers in the fall, but if tulips, daffodils, and hyacinths (to name just a few *perennials*) are what you want in your garden, fall is the season to plant these hardy bulbs. And a little advance planning goes a long way in creating your unique garden space.

Once your plan for your property, look for bulbs in garden centers or even grocery stores. Keep in mind that the bigger the bulb, the bigger the flower. Bulbs really aren't pretty; they're basically a flower just wrapped up in a papery brown skin called a tunic. In looking for healthy bulbs, the tunic should be firm and smooth. A soft bulb might not be dead, but it has certainly lost its vigor and might not flower in the spring.

Hardy bulbs (*think tulips, daffodils, hyacinths, and crocuses*) are the ones you plant in the fall. Tender bulbs (*such as calla, ranunculus, dahlia, and gladiolus*) are planted in the spring and bloom in the summer or fall. These bulbs can't survive cold temperatures.

In this area, it's best to plant hardy bulbs in late October – early November. These bulbs like colder temperatures and cool, moist soil. By planting in the fall, the soil is not frozen and still workable. Once planted, these bulbs will sprout roots and then settle in for the winter, blooming (*depending on the flower*) as early as March. Crocuses are often the first flowering plants we see each spring, often peeking out of the snow-covered ground.

Plant bulbs with the pointed tip up. Sometimes it's a little difficult to see that tip, so just make sure that the wispy roots are

pointed to the ground. It's also important to make sure that bulbs are planted in an area with full sun and rich well-draining soil, so planting at the base of a hill would probably not work well for your bulbs. Larger bulbs should be planted about 6 inches deep with approximately 3-6 inches of space between bulbs. Smaller bulbs are best planted about 3 inches deep, though it's best to refer to the directions on the bulb package for exact measurements.

After planting it's a good idea to fertilize them and then cover with soil. If you have problems with squirrels and/or other animals that tend to dig up bulbs, it's a good idea to lay mulch or even mesh over the area until sprouts begin to come up. After blooming, leave the foliage on until it begins to yellow – this is what fuels next season's growth.

Plan and plant now for a colorful reward next spring.



ART CLASSES AT POTOMAC SHORES

Please email Donna Merchant of Pencils and Paints, LLC at donnamerchant.dm@gmail.com to RSVP for our fun art classes!

Sip & Paint Nights

at the Social Barn

Sip & Paint Nights are held monthly on Fridays. The cost is \$35 per person.



Kid's Art Classes

at the Shores Kids Club

Ages 5-9 are on Wednesdays

5:00pm - 6:30pm.

Ages 10-14 are on Thursdays from

5:00pm - 6:30pm.

Cost is \$25 per child, sibling discount available.



POSHO FALL LANDSCAPING TIPS

Now is the perfect time to get your lawn ready for fall. Here are some helpful hints to get your yard ready for the season.

Aerate and Seed Your Yard

Aerate your yard by tilling the areas that has dried out during the hot summer months. This loosens the soil that has been compressed due to months of rainfall. Add soil and grass seed to newly aerated areas and be sure to cover with straw. This helps the seed-to-soil contact and can help with growth in the spring.

Be sure to keep watering your grass well into the fall! It may need less water than in the summer but should be watered until the first frost.

Be Sure to Protect Young Plants and Trees

Add a layer of mulch to your flower beds with younger plants and trees after a light frost. You should till the soil and add at least two inches of mulch to protect the roots and limit the amount of soil erosion.

Cut Back Perennials

Cutting old foliage can help prevent diseases and allow energy to be spent on developing a healthy root system. Prune your perennials down close to the first frost to help protect the plant and its roots for the cold winter months. Most plants can be cut four to six inches above the soil, but it's best to check the particular care requirements of your perennials to ensure a healthy plant in the spring.

There you have it! Try these tips and your yard will be ready for fall in no time!

COMMUNICATIONS

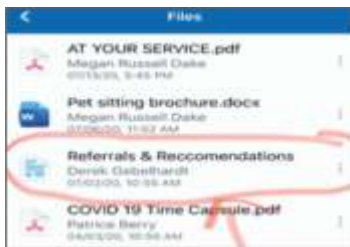
By Karen Bennett

LIST OF SERVICES: Are you looking for Services that are recommended by your neighbors? Or, do you provide a service that you would like to share with your Potomac Shores Neighbors? On the Potomac Shores Residents Facebook page there's a FILE that list services recommended or provided by neighbors. If you would like to add your service to this list, please contact the Communications Committee at: CommunicationsPotomacShores@gmail.com. To get to the list on FaceBook follow these steps:

1. Launch the Facebook app and login
2. Go to the Potomac Shores Resident group and click 'Files'



3. When the list of files displays, click 'Referrals & Recommendations' to view the story



4. When the Referrals & Recommendations post displays, click it to view the list.



• **PWC ANIMAL LAWS:** We often see postings on the Potomac Shores Residents Facebook page with complaints of neighbors allowing dogs to poop or pee on another neighbor's lawn. On the other hand, there are neighbors who are walking the dog and saying the dog's got to go somewhere and it chose your lawn. Well, in PWC there are laws regarding this topic. Please abide by these laws and please, please avoid allowing your dog to use your neighbor's lawn. But, if they do, it is unlawful to leave the poop in their lawn. Also, the pee burns in the lawn may be your responsibility to repair. Here are the PWC laws:

PWC Code of Ordinances Sec. 4-11. - Allowing animals to urinate or defecate.

It shall be unlawful for any person knowingly or willingly to allow any animal belonging to that person to urinate or defecate on any public property, or the property of another without the consent of the owner of the property, or his agent, provided that **it shall not be unlawful to allow urination or defecation by such animal within the curb or gutter area of a public street or roadway**, and provided further that defecation by an animal on public property **shall not be unlawful if the owner of the animal removes the animal's excrement immediately** and disposes of it in a public trash receptacle or in a public sanitary sewer, or on the owner's own property in a lawful manner.

• **PRINCE WILLIAM COUNTY VOTING:** This election is going to require some preparation on your part if you are not planning to vote in person. Go to the PWC website to find out what you need to do to make sure you get to vote in the upcoming election. Below is a digest of things to do, for details go to the PWC website.

- **You Must Be Registered to vote.** The last day to register to vote in the November election is **October 13**.
- **You can vote by Mail.** The County Office of Elections must receive your vote by mail application by **October 23**.
- **Early In-Person Voting.** The time frame for early in-person voting is September 18 to **October 31**. See the PWC Website for times and locations.
- **Voting on Election Day November 3rd.** If you would like to cast your ballot the traditional way, by going to the polls on Election Day, November 3, the polls will be open from 6 am to 7 pm.


*******REMEMBER to take your Identification when you vote*******

• **TRASH/RECYCLING HOLIDAYS:** The American Disposal Services announces their holiday schedule on their website at www.americandisposal.com. Check this website to verify non-pickup days. On some holidays the trash will be picked up and on other holidays the pickup day may shift. So, be sure to check this website before putting your trash out on a holiday.



• HALLOWEEN "THE SPOOKY COVID" NIGHT 2020!!!!

Can we call it "The SPOOKY COVID"? Let's have fun with it, yet stay vigilant. Experts recommend the following for HALLOWEEN "THE SPOOKY COVID" 2020:

- **Keep your group small**, preferably family who live together or those you trust to have been social distancing, keeping hands sanitized and practicing health safety.
- **Limit face to face exposure**, this is a great time to wear your mask 
- **Touching candy, toys, doors and other surfaces are least concerning** as long as the hands are sanitized frequently. Parents of little ones should be vigilant in making sure their hands are kept clean and out of their mouth, eyes or nose.
- **Create goodie bags** that kids can grab and go without digging through a communal bowl.
- **Establish ground rules** about digging through bowls of candy, sharing candy or toys with other kids, no touching the face, frequent hand sanitizing.

Within our neighborhood, some homeowners build a very creative and fun Halloween haunted garage for the children in our neighborhood. Last year for example, we had the "The Haunt on Passionflower" created by David Logan. This year, given the invasion of COVID-19, special care is being taken into consideration to provide a fun time for the children. Thus, "The Logan's of Passionflower Ct are excited to put together another **Haunted House** that will be THREE TIMES THE SIZE as last year! They will be taking proper precautions by enforcing social distancing, requiring masks and having hand sanitizer available. In addition, this year they will be accepting donations to benefit Easter Seals in honor of David's late sister, Mary Logan." Donations would be appreciated, but is not required to enter this spooky event!!!!



INDEPENDENCE

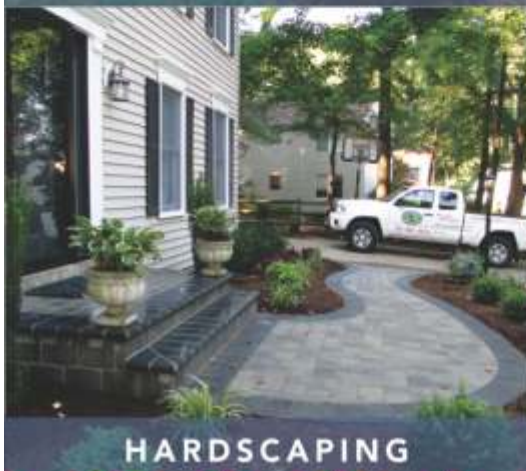
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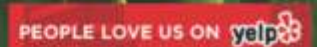
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COMMUNICATIONS

By Trina Gonzalez



As we find ourselves still practicing “social distancing,” we are having to find practical ways to provide alternative ways to communicate as a Community when previous normal “group” gatherings of any size would be normal. Social events have resumed, and the fitness and social barns are open, but at reduced amounts, masks required, and attendance optional. What does that mean? It means for the immediate future, we are still discovering the best practical ways to not only still meet, but also to share and dispense communication.

We have been unable to have our typical quarterly updates by the Developer, because Covington-Harper Elementary School is not opening their school for use, even on a “social-distancing” scale. Recently, although delayed, we were able to not only hear from the Developer, but also from the Town Center Committee with recent updates and developments (see *the Town Center Committee Report for the update on those meetings*). Normally held in person, these were now held virtually via Zoom in order to reach the largest number of people possible. While not everyone attended, there was still a turnout similar or equal to previous in-person Community-wide meetings (+200), which was a great encouragement.

We currently deliver Community information via the HOA's regular email distribution list (entire Potomac Shores Community), *The Front Porch* Quarterly Newsletters (entire Community), sandwich boards which are rotated and reach the entire Community, and social media (Facebook and Nextdoor) where there is the largest community engagement. If you have any additional ideas or suggestions to get news out to the Community, please email us at: CommunicationsPotomacShores@gmail.com

Thank you!

TOWN CENTER

Greetings again from your Town Center Committee. Like you, most of us expected to hear little about new happenings in our development given the pandemic lockdown...however, some interesting opportunities did in fact emerge, since our lives were altered forever starting in March. Our thanks go out to the over 200 residents who joined us for each of the two Zoom meetings in August, listening in on a Developer's Update and a follow-on Committee meeting.

As many heard, our Developer for Potomac Shores, now Biddle Real Estate Ventures (BREV), is preparing to approach Prince William County Board of Supervisors to request relief from an existing proffer requirement (5.b, dated June 6, 2013) agreed to in 2013, as part of the Potomac Shores rezoning. This proffer requires that a minimum of fifty thousand (50,000) square feet of office space shall be constructed by the issuance of the 2,500th building permit for residential units. The Board of County Supervisors recommended that BREV seek input from Potomac Shores residents and secure support before requesting the Board to consider this matter.

During the update, BREV argued that current market conditions do not support finding prospective tenants for a 50,000 sq. ft. office building in this locale, and that without relief from the proffer timing, work on the town center could come to a stop. Additionally, the Developer also relayed they cannot expect to obtain the financing to build an office building that would likely remain empty. Essentially, if unchanged, the proffer requirement could mean that no further residential construction beyond 2,500 units would happen for an extended period.

The Committee recognized that resident concerns might spike, with this request coming only one year after the Special Use Permit governing Potomac Shores development was extensively modified. So, we determined it was best to hold two meetings to fully explain the situation. The County's Comprehensive Plan generally seeks to ensure that mixed-use developments of employment centers (like Potomac Shores) are constructed with phasing plans, to ensure no less than half the building floor area remains non-residential. None of the plans previously approved for Potomac Shores achieved that goal; this proposal simply continues that deviation from the Comprehensive Plan and does not lower the required mix of uses.

In order to make their request more palatable to the community, BREV has offered to accelerate the construction of infrastructure, including roads, sewer and water, and promised green space amenities. The retail broker hired by BREV shared insight that ready-to-build infrastructure and green spaces will create a better marketing environment for retail and office development in the town center. Town Center Committee members unanimously agree this is a reasonable argument and that such an outcome is better than allowing development to come to a halt. However, the Committee also determined input from residents was needed on seeking additional concessions from BREV, before agreeing to support amending the agreed Proffer Statement.

The list of concessions was shared with the entire community in mid-September, including a request to relieve the Potomac Shores HOA of the existing \$600,000 loan from the developer; specific improvements to the greenspaces to ensure their utility and attractiveness for residents; additional homeowner representation on the HOA board, elected by the homeowners rather than appointed by the developer; and some additional items specifically requested by residents in the southern neighborhoods. We have the conviction that these are reasonable, real and tangible requests that will make a difference for our community.

The Town Center Committee shared with BREV the list of concessions we are seeking, as our response to their proposal. As always, we will keep the community apprised as these discussions move forward.

GARDENING

By Kiz Malin

FALL SIGNALS NEW BEGINNINGS

This Spring and Summer season has proven very fruitful for many of our garden plots and gardeners! There were towering beautiful tomato plants, peppers, peas, cucumber, squash, lettuce, strawberries, herbs, okra plants as well as planting of colorful flowers thriving in all areas of the garden. It is quite a sight to look out over all three tiers and see all the beautiful varieties of plants and flowers that are alive and happy in our community garden.

Each year in existence, the community garden improves as we all learn to adapt to this climate and what plants work well with our zone's soil. The effort and time we put in pays off if we are watering consistently, use organic fertilizers and keep pesky insects at bay. It can take a bit of trial and error on a gardeners' part to determine what works well for them but this is part of the gardening experience. We are learning how to work with nature and to expand the earth's potential for feeding us as a species. Committee members are there to provide assistance at any time!

Did you know that you can garden throughout the year? As we are ending the spring/summer season, we are preparing and planting our fall/winter vegetables. Our summer plants are slowly dying off and need to be removed or cut back and the fall/winter veggies take their place. There are vegetables that prefer a cooler climate and can thrive during the winter months. These include, carrots, spinach, lettuce, garlic, broccoli, brussel sprouts, cabbage, bok choy, kale, potatoe and radish. If we choose not to plant winter vegetables, daikon radish and clover can be planted and grown through the winter months with little maintenance, to improve the nutrient value of the soil for the upcoming Spring/Summer season.

Exciting things we were able to address this year were additional stairs to the upper tier, greenhouse organization including a new Seedling Station with free potting soil for your seeds, new rose bush plantings to encourage the attraction of pollinators and pre-emergent weed application around plots to inhibit some weed growth. Upcoming year plans are to add more plots to meet the needs of the community and more hardscape implementation such as pea gravel in the common areas around plots for ease of moving around in the garden. One additional benefit of the community garden is that the fences are high enough to prevent deer from entering.

Because of Covid 19 this year we were unable to have many of our regularly planned events which included orientations, gardening 101 class and our Summer Harvest Party but feel confident that these events will take place next year as we see the virus die down. We were still able to provide every gardener with information on topics of gardening and pointers for weed and insect control throughout the season, and brought in two truckloads of compost for starting the Spring/Summer season.

On a personal note, I would like to mention how pleasing it was to see the large participation of children this Spring/Summer. I spent many a day while tending my plot listening to the excited squeals of children seeing the vegetables they planted come to fruition. This is what its' all about folks. Teaching our children the basics of where their food comes from which will be instilled in them for a lifetime. What a blessing!

If you would like more information on how to become a part of our community garden, or would like to become a committee member for the upcoming 2021 season, please contact, Kiz Malin – Committee Chair, kizmalin@gmail.com or Daiane Studzinski – Assistant Manager/ Activities Director, Potomac Shores Residential Association, DStudzinski@cmc-management.com for details and an application. We encourage all new neighbors who are interested!



Movie Night on the Lawn

A long time ago in a community far, far away...

Potomac Shores rebels won their first victory against the evil Covid Empire by having a Movie on the Lawn Event. Everyone maintained their safe distances and fun was had by all. Everyone enjoyed the evening, kids ran and played as they pretended to be Jedi warriors, and there was plenty of snow cones and popcorn for everyone. However, everything did not go as planned. At the beginning of this epic adventure, the event organizers had to battle the Death Star (also referred to as the big inflatable movie screen). This ultimate weapon put up a worthy fight as it refused to be inflated, but the Force was with us and we were able to overcome this formidable enemy and all was at balance between the light and dark side of the Force. With this minor setback resolved, the movie, Star Wars (Episode IV): A New Hope, was able to start. It was a beautiful galactic night with Tatooine, Coruscant, and Naboo shining in the distance. Some watched the movie, others ran around and played while a few of us were a little past our bedtime and slept through half of it, but in the end the light prevailed over the dark and the Movie on the Lawn was a hit. Until the next time... may the Force be with you!



Music on the Lawn



It was hotter than usual Saturday, July 18th and not just from the relentless Virginia sun but from the rockin' performance from the Most Savage Gentlemen. The Potomac Shore Social Committee launched the 2020 Summer Events with "Music on the Lawn" and though the temperatures outside reach a stifling 98 degrees, the residents of Potomac Shores were chillin' to the, DC based, Most Savage Gentlemen. Andrew, Dan, Fred and Joey, earned their band's name as they slayed a playlist that included, 'back-in-the-day,' musical stylings from The Steve Miller Band, Dave Matthews Band and George Benson. And they were true to the contrary notion of a 'savage gentlemen' as they fiercely played fine renditions of Coldplay, Red Hot Chili Peppers and Maroon 5. No need for any extra flavor enhancers as MSG gave the residence of Potomac Shores a respite from the spices within our everyday life, to come together, share a beer and soft drinks and be uplifted in an all joy zone. And if the music was not cool enough, Anita's New Orleans Style Frozen Cotton Candy and Shaved Ices sure did hit the sweet spot to get mellow under the stars. The night was a fine confection of sweets, smiles and song. A family fun night, grooving to a variety of tunes, dancing like we don't care who is watching and sipping sweetness amongst good people.



Guys and Gals Celebration



By Karen Bennett

On July 25, 2020, the Social Committee hosted the Guys and Gals Day on the lawn of the Social Barn. This was an absolutely gorgeous day, the women and men enjoyed beautiful sunshine, good conversations with neighbors and a wonderful feast prepared by the Tidewater Grill.

The men and women of Potomac Shores met at their own special times under the beautifully decorated tents on the lawn of the Social Barn. The women were served Brunch and were able to chit-chat, PoSho style. The men were later served lunch at their own special Guy's time in the afternoon. They too enjoyed good company and guy time talks while drinking their favorite beverages and eating great food. What a relaxing time it was to catchup with old neighbors and meet new neighbors to enjoy the outdoors.

Shout out to Chef Paul of the Tidewater Grill for the delicious food! Chef Paul and his assistant served each and every one during this event. And oh my, Lisa Gomes and the decorating team did it once again. They provided that beautiful ambiance for the outside seating areas. The team also took special care in ensuring that the area was prepared to meet the CDC guidelines. Also, enough cannot be said about our young Junior Volunteers, under the guidance of Marj Adams, who worked tirelessly to help setup, breakdown and cleanup during this event.

This is such a wonderful place to live and socialize!



Potomac Shores Luau Party

By Victoria Adams

Lead, Potomac Shores Junior Volunteer

Aloha! The Potomac Shores Luau party on August 22 was a major success! Even through the pandemic, families were still able to come to the Luau Night on the Lawn and enjoy themselves. The PoSho Wahines provided entertainment with cultural dances while still having little ones participate and have fun. Food trucks and Momma Rosa's Ice provided amazing food for everyone to enjoy. The Potomac Shores Junior Volunteers and Social Committee played a huge part in setting up for the event as well as cleaning and handing out refreshments and leis. A hui hou i kéia makahiki a le! See you next year!



Kentucky Derby

On Saturday, September 5, 2020 the Potomac Shores Social Committee worked diligently to ensure our community had an opportunity to fellowship by presenting the 2020 Kentucky Derby. Although the race was held in Louisville, Kentucky the Committee put on a grand showing for the residents. The event included a "Best Hat" and "Best Dapper" contest.

Of course, when we're watching the Kentucky Derby most of us have determined who we believe will get across the finish line first. During the event the committee ensured we had a first-hand experience of betting! The betting table was full and the winners were happy! Although "Tiz the Law" was the crowd favorite it was "Authentic" that won the 146th running of the Kentucky Derby. "Tiz the Law" sprinted it's a way seconds after the race began and started inching closer and closer to "Authentic" but it wasn't enough.

Thanks to the DJ we danced the rest of the night away!



NEIGHBORHOOD WATCH

Did you know that Potomac Shores has their own Neighborhood Watch program? Yes, we do. You may see signs throughout the community. It is built upon neighbors just like yourself, to help report, and be the eyes and ears of neighborhood. We have a monthly meeting at the Social Barn (First Tuesday of every month). Come on out to help volunteer! Our Neighborhood Watch program is made up of a collective of (currently) 6 separate areas.

We still need coordinators for:

- Pulte Townhomes
- Beazer
- The Crossing (*this would be a second coordinator for that section*)
- Any new development sections coming soon



Stay connected in the Potomac Shores Neighborhood watch [Facebook group](https://www.facebook.com/groups/potomacshoresneighborhoodwatch)
www.facebook.com/groups/potomacshoresneighborhoodwatch.

If you see something, say something. Keeping our community safe for the years to come. Also, you can contact our neighborhood Lead, Duke Arnold for any questions you may have wjdarnold@gmail.com. Thank you.



Put these in your bin - EMPTY, CLEAN, DRY AND LOOSE

PAPER



PLASTIC



METAL



CARTON



RECYCLE ELSEWHERE - But NOT in your bin



PLASTIC BAGS

Please return to your local grocery store.



HAZARDOUS AND E-WASTE

Check with your city for recycling options.



TEXTILES

These can be reused please donate.



BATTERIES

Return at your local home improvement store.

NOT recyclable - Put these items in your Trash



SHREDDED PAPER

Good for composting, too small to sort out at recycling facility.



DIAPERS

YUCK, Think about it...



STYROFOAM

Not recyclable, but good for energy production.



HOSES AND CORDS

Conveyor belts and "tangles" just don't mix.

Learn more about recycling online at:
americandisposal.com

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

For more information about events and activities, please visit
 www.potomacshoresresidents.com ~ Email: potomacshoresdesk@gmail.com
 Call: 703-640-3970

				1	2	3
4	5 Trails Committee Meeting 7pm @ Social Barn Kitchen	6 National Night Out 5-7pm @ Event Lawn Neighborhood Watch 7pm @ Social Barn	7	8 Ladies Who Lunch 11:45am RSVP Posho Business Networking 7-9pm - Social Barn	9	10 Annual Fall Festival 2-5pm @ Event Lawn
11	12 Just Another Chapter Book Club 7pm @ Social Barn	13	14	15 New Resident Orientation 7pm @ Social Barn	16 Beer & Wine Club 6:30pm @ Event Lawn	17
18	19	20 Social Committee Meeting 6:30pm @ Social Barn	21	22	23 Sip & Paint 6:30pm @ Social Barn Kitchen	24
25	26	27 Book Hens Club 6:15pm @ Social Barn	28	29	30 Adult Halloween Party 7 - 11 pm @ Social Barn / Lawn	31 HAPPY HALLOWEEN 

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 Trails Committee Meeting 7pm@ Social Barn Kitchen	3 Neighborhood Watch Meeting 7pm @ Social Barn	4	5	6	7
8	9 Just Another Chapter Book Club 7pm @ Social Barn	10	11	12 Ladies Who Lunch 11:45am RSVP Posho Business Networking 7-9pm - Social Barn	13	14
15	16 Communications Committee Meeting 6:30pm Over Zoom	17 Social Committee Meeting 6:30pm @Social Barn	18	19 New Resident Orientation 7pm @ Social Barn	20 Sip & Paint 6:30pm @ Social Barn Kitchen	21
22	23	24 Book Hens Club 6:15pm @ Social Barn	25		27	28
29	30					

SCHOOL UPDATE

By Shanna Preston

The 2020-2021 school year is finally here! It is definitely different from any past year.

Prince William County, like a lot of our neighboring counties, has chosen to start the year virtually for the first quarter. Zoom is used for all live instruction and CANVAS is their primary learning platform. Other apps (Clever, Microsoft 365, Nearpod, etc.) are also embedded within CANVAS to allow for easy access to classroom subjects, assignments and material. Following the first quarter, the goal is to be in person at 50% capacity, depending on the pandemic.

Communication with teachers, administration, parents and students is crucial during this time. To stay connected PWCS uses various methods such as ParentVue, Class Dojo, School Messenger and email. ParentVue allows parents to access grades, message teachers, and complete the Ready to Learn Packet (which is digital this year). Class Dojo is "a school communication platform that teachers, students, and families use every day to build close-knit communities by sharing what's being learned in the classroom home through photos, videos, and messages". The county uses School Messenger as the main method to disseminate information to parents.

To assist with this new learning environment the county distributed laptops to students; some county schools even distributed the necessary school supplies. WIFI parking lots and food distribution (to-go meals) are also being provided at various schools throughout the county to help bridge the gap.

While this year is especially different from any we've experienced (an extreme juggling act!), we should remember to have patience and encourage our children and be ready to help them adapt to the changes that are necessary to succeed this school year.

For updates stay connected using the Prince William County Schools homepage: (<https://www.pwcs.edu/>).

Thank you and good luck this school year to all our students!



CLASSIFIEDS

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
For more information about events and activities, please visit www.potomacshoresresidents.com ~ Email: potomacshoresdesk@gmail.com Call: 703-640-3970		1 Neighborhood Watch Meeting 7pm @ Social Barn	2	3	4	5 <i>Adult Winter Dance 7-11pm @ Social Barn</i>
6	7	8	9 Board Meeting 4pm Developer Update/ Annual Meeting 6pm @Social Barn	10 Ladies Who Lunch 11:45am RSVP Posho Business Networking 7-9pm - Social Barn	11	12 <i>Iceles in Wonderland 10am-1pm @Social Barn House Decorating Content</i>
13 <i>House Decorating Content</i>	14 Just Another Chapter Book Club 7pm @ Social Barn <i>House Decorating Content</i>	15 Social Committee Meeting 6:30pm @Social Barn	16	17 New Resident Orientation 7pm @ Social Barn	18 Sip & Paint 6:30pm @ Social Barn Kitchen	19
20	21	22 Book Hens Club 6:15pm @ Social Barn	23	24	25 	26
27	28	29	30			

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WELCOME TO POTOMAC SHORES!

FAQ'S FOR NEW RESIDENTS



Shores Club
1801 Potomac Shores Parkway
Dumfries, Virginia 22026



Front Desk
703-640-3970



Register for the Website!
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

Assistant Manager, Daiane Studzinski
DStudzinski@cmc-management.com

Covenants Administrator, Taylor Wagner
TWagner@cmc-management.com

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. Please email potomacshoresdesk@gmail.com to make an appointment.

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.

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 1st and 15th 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
- 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



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Patty-Buyers Agent 703-801-9367
 Peggy-Listing Agent 703-851-3085
 Website: TwinsSellingRealEstate.com



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A few of the homes we have Listed and Sold in Potomac Shores during the Pandemic

- 17076 Silver Arrow - Under Contract \$715K
- 17469 Spring Cress - Under Contract \$790K
- 17024 Flatstick Ct - Under Contract \$815K
- 17201 Flatstick Ct - SOLD \$800K
- 2283 River Birch - SOLD \$565K
- 17157 Gullwing SOLD \$565K
- 17015 Takeaway SOLD \$560K
- 17109 Gullwing Dr - SOLD \$745K
- 2013 Alder Lane SOLD - \$515K
- 17205 Continental Dr FOR SALE \$715K

Has Covid-19 changed
 what you need in a home?

YOU ARE NOT ALONE!
 "Let's Talk"

- 18242 Thunderbolt Rd SOLD \$770,490
- 17156 Belle Isle Dr SOLD 752,000
- 17101 Gullwing Dr SOLD \$764,990
- 18071 Red Cedar Rd SOLD \$510,000
- 18008 Woods View Dr - Under Contract
- 1531 Meadowlark Glen Rd - SOLD
- 1519 Meadowlark Glen Rd - Under Contract
- 1527 Meadowlark Glen Rd SOLD
- 1539 Meadowlark Glen Rd - SOLD
- 17996 Woods View Dr - SOLD \$750K

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