

POTOMAC  
SHORES



SUMMER 2021

# The FRONT PORCH

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: Alaya Hamilton  
703-640-3973 AHamilton@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 BOARD OF DIRECTORS

Andrew Wagner  
Brian English  
Derek Gebelhardt  
Jessica Nguyen  
Orlando Jones

### HOA COMMITTEES

Communications Committee: George Preston, 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: Brett Buehl, 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

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THE DEADLINE FOR THE FALL 2021 ISSUE OF THE FRONT PORCH IS SEPTEMBER 15

### OFFICIAL QUARTERLY PUBLICATION OF THE POTOMAC SHORES RESIDENTIAL ASSOCIATION

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# Manager's Message

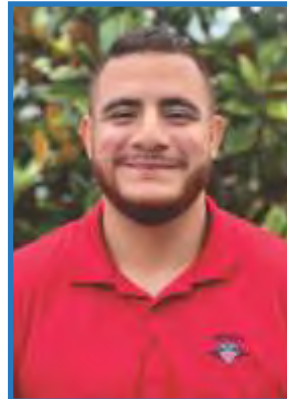
By Sara Cruz

Hi Everyone! I hope you are enjoying your summer so far. It's really nice to see more and more faces at the Shores Club now that Covid restrictions have lifted.

I am happy to announce that we hired Alaya Hamilton back in May as our new on-site Covenants Administrator. Her office is in the Fitness Barn, so please come introduce yourself! Alaya's role is primarily reviewing and processing architectural applications and conducting routine community inspections. Alaya can be reached via e-mail at [AHamilton@cmc-management.com](mailto:AHamilton@cmc-management.com) or via phone at 703-640-3973. We are so happy to have her join our team!

Since starting, Alaya has been busy with resale inspections. This means we welcomed lots of new homeowners this spring and summer! I wanted to highlight a few things to help our new residents get settled into Potomac Shores:

- After settlement, please stop by the Fitness Barn front desk to get your access cards printed. Everyone in your home ages 5 and older will need a picture pass printed to access the pool, Fitness Barn and Social Barn. Please be sure to bring a copy of your ID and deed to show you own the home. The Fitness Barn is open M-F 6:00am-9:00pm and Saturdays & Sundays 7:00am – 7:00pm.
- Your HOA account will be set up about 45-60 days after closing once the title company sends the paperwork to the CMC corporate office. At that time is when you'll receive coupon booklets, etc. to make payments. If you have any questions on your HOA account, please contact our CMC corporate office at 703-631-7200.
- We send community e-mail blasts twice a month through Mail Chimp. To be added to the email blast distribution list, please e-mail Hector at [HNavas@cmc-management.com](mailto:HNavas@cmc-management.com). Also, be sure to check your junk folder as sometimes our messages may end up there the first time!
- Homeowner volunteer, Gary Hopkins hosts an in-person "New Resident Orientation" on the 3rd Thursday of every month at 7:00 PM in the Social Barn. All are welcome to attend!
- Verizon Fios internet is included with your HOA fees. Please contact Verizon Fios directly at 1-800-501-1172 to get set up for service.
- The Trash and Recycling company is American Disposal. Trash days are Mondays and Thursdays and recycling is picked up on Thursdays. Please contact American Disposal at 703-368-0500 to order your toters or to schedule a bulk special pick-up.
- Our website is [www.potomacshoresresidents.com](http://www.potomacshoresresidents.com) so be sure to register as we have lots of helpful information, activities, governing documents and announcements shared there as well!
- 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](mailto:scruz@cmc-management.com).



## Meet Hector!

I wanted to put a spotlight on Hector in this quarter's newsletter. I'm sure many of you are familiar with Hector Navas, but those who haven't met him yet, he is our friendly face greeting you at 6:00am at the Fitness Barn front desk! Hector started with us part-time back in October 2019 and became our full time Recreation Attendant in January 2021. Hector was born and raised in Woodbridge, is a die-hard Washington Sports Fan, is passionate about running and exercising, and is a natural born red head! Hector helps with absolutely everything behind the scenes at the Shores Club, is always in a good mood and willing to help. We wish there was more like him in the world!

### What is the Role of the HOA Board of Directors?

The Board of Directors is the executive organization of the Potomac Shores Residential Association. The Board is responsible for the administration, management and operation of the Association and maintaining common areas, amenities, managing the budget and enforcing the governing documents.

The Board may delegate authority to committees comprised of homeowner volunteers. HOA committees assist the Board by addressing specific community issues and tasks and serving in an advisory role. Committees gather information, assess problems and recommend solutions to the Board.

**NATIONAL NIGHT OUT 2021**

POTOMAC SHORES COMMUNITY

**NATIONAL NIGHT OUT 2021**

TUESDAY, AUGUST 3RD FROM 5-7PM

AT THE SOCIAL BARN EVENT LAWN  
PLEASE BRING YOUR BADGE!

Join us for pizza, snow cones, activities for kids and a visit from the Prince William County Police Motorcade!

TOGETHER, WE ARE MAKING COMMUNITIES SAFER, MORE CARING PLACES TO LIVE AND WORK



# Asst Manager/ Activities Director Message

By Daiane Studzinski

Happy Summer! I hope you and your families are doing well and are enjoying your summer so far! We are so happy to see so many of you at the Shores Club and at all of our community events.

Summer means fun in the sun by the pool! The Shores Club Pool offers Cabanas and the Pool Barn for private rentals. Cabana Rentals may be reserved for a 4-hour time period, with a maximum of 2 cabanas per household at a time. The cost is \$20 per cabana. Cabana reservations are made at the Fitness Barn front desk. You may call the front desk at 703-640-3970 to check on availability!

The Pool Barn may also be reserved for pool parties. A signed contract and a deposit check of \$50 is required. The maximum capacity at the Pool Barn is a total of 25 attendees and more than 10 non-resident guests must be approved in advance. Feel free to shoot me an email to check if a date is available!

The following pool rules are in place to make the community pool a fun and safe place for everyone to enjoy. Please review these rules and share them with your family, neighbors and guests.

- Badges are required for all residents ages 5 and older to have access to the pool.
- Children under 13 must be accompanied by an adult (18 years old). However, a 16-year-old may escort one child between ages of 5 to 12.
- A maximum of 5 guests per household is allowed. Guests must be escorted by an adult resident.
- Glass or ceramic containers are not allowed in the pool area.

- Intoxicated persons will not be allowed in the pool area at any time and will be asked to leave the Shores Club.
- Smoking is not permitted at the Shores Club.
- The following may not be used in the pool: balls and toys not intended for pool use. Use of any items that are allowed for use in the pool is subject to the discretion on the lifeguard.
- The pool may be closed at the discretion of the pool manager on duty in case of thunder, lightning, rain, inclement weather, health hazards or operational breakdown.

## Pool Hours

Pool season this year is from May 29th through September 6th. The pools are open Monday through Friday 11:00 am to 8:00pm and Saturdays, Sundays and Holidays from 10:00am to 8:00pm. Please note that while Prince William County Schools are in session, the weekday hours will be 4:00pm to 8:00pm.

## Late Night Swim

Late Night Swims are hosted by the Social Committee on the first Friday of every month now through September. The pools will stay open until 10:00pm on these days.

## Extended weekends

The Pools will also be open the weekends of September 11th, 12th, 18th, and 19th from 12:00pm to 6:00pm.

Thank you for complying with these regulations. Your cooperation helps make the swimming pool a fun place for all to enjoy! 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. You can find all the rental agreement forms and the complete Pool policy on our website at [www.potomacshoresresidents.com](http://www.potomacshoresresidents.com).



The staff of Tidewater Grill is looking forward to a busy Summer of 2021. With our expanded patio dining areas and a slate of weekly events, we are better equipped than ever to satisfy your appetite and quench your thirst.

**Taco Tuesday-** Every Tuesday from 4pm - 8pm. All-you-can-eat taco buffet and \$5 margaritas.

**Italian Buffet-** Every Thursday from 4pm - 8pm. All you can Italian buffet and \$5 sangria.

**Weekend Brunch-** Every Saturday from 10am - 5pm and Sunday from 10am - 6pm. \$6 bloody marys and mimosas.

**Happy Hour-** 4pm - 7pm, Monday - Friday. \$4 house wine and draft beer.

Go to [potomacshoresgolfclub.com/tidewater\\_grill/](http://potomacshoresgolfclub.com/tidewater_grill/) to learn about all of our specials and events.

Call 571-383-3055 for reservations or curbside pick-up.

# Covenants Corner



Hello everyone, my name is Alaya Hamilton. I am the new Architectural Covenant Administrator for Potomac Shores Residential Association. I am excited to join the team. I look forward to getting to know the community. I hope for a friendly encounter with everyone.

## Please Keep in Mind!

An architectural application is required to be submitted and approved by the architectural board prior to any exterior modifications being done. That includes decks, patios, landscaping, and fences. Similarly, all play equipment, to include trampolines and swing sets, require a Design Review Application and shall be placed in the back of home. You can find the architectural application on [potomacshoresresidents.com](http://potomacshoresresidents.com) or you can reach out to me at [ahamilton@cmc-management.com](mailto:ahamilton@cmc-management.com) to get one.

I want to clarify that applications are due to me on the 1st and 15th of every month. I thoroughly review all applications before they are sent to the Board/Committee for a final decision. Approval from the Board is required before a project can be started. Completed applications can take up to 45 days to be reviewed for approval/denial from those due dates.

## Please Remember:

- Hoses should be rolled up on a reel or hidden from view when not in use.
- No more than two small pet signs are permitted to be on your lot. They must not exceed 12 inches in height.
- Pets must always be leashed when walking throughout the community.
- Pet waste must be cleaned up and thrown away in the pet waste stations that are placed throughout the community. Please do not allow your pet to waste on private property.
- Also, please clean up pet waste in your yard. Sadly, it is not a fertilizer. Animal waste can contain harmful organisms that can be transmitted to other animals and to humans. Please be a good neighbor.

## Summer Tips:

**Trash:** Summer is here, and it may be a smelly pain to store your trash in the garage. I would recommend investing in a trash enclosure. I must remind everyone that all trash screens/enclosures require a Design Review Application.

**Lawn Care:** Did you know the recommended time to water your lawn is early in the morning before the sun fully rises. If you water in the afternoon, the water will evaporate before your lawn can effectively absorb it. Conversely, if you water your lawn at night, it may remain wet making it more prone to diseases.

## HOUSE OF THE QUARTER



## THE HOUSE OF THE QUARTER GOES TO 2571 PASSIONFLOWER COURT

Indeed, first impressions are everlasting, I enjoy driving around admiring the beautiful scenery. I remember being instantly fixated on this property while patrolling the community. Undeniably, you all have done an amazing job with the upkeep of your homes. And I hope you keep up the amazing work! Thank you for continuing to preserve the beauty of Potomac Shores. I hope this information is helpful! If you have any questions, feel free to reach out to me at [ahamilton@cmc-management.com](mailto:ahamilton@cmc-management.com) or 703-640-3973.



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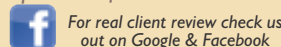
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# DEVELOPER UPDATE

The Developer Update was held via Zoom on June 16<sup>th</sup> and the team from Biddle Real Estate Ventures (BREV) was present to give their quarterly update to the community.

The approval of waiver for the steep slopes for the multipurpose court was received and they anticipate full approval by end of June. Then the site prep work will begin as soon as possible. The HOA Board of Directors has already approved the Sport Court contract.

The developer went on to provide the following updates. 1,572 homes in the community have been sold, 1,352 of which have settled or closed. Home construction of Land Bay 5 is underway by all three builders. Landbay 4 Section 3 will be 150 detached Stanley Martin homes and site work is ongoing. Other work that is underway is the Dunnington Place widening, the Southern Neighborhood trail system, additional sport fields at Ali Krieger Park and expanding parking and temporary park area at the Marina Parcel.

For the Offsite Parkway (the 234 through-way), the plans are under review by the County. The primary focus is right of way acquisitions. Right of Way acquisition needs to be complete to obtain plan approval. Construction timing is also dependent on the ability to issue bonds.

For the Town Center, the developer submitted the proffer revision to modify the office trigger which threatens to halt development of infrastructure. KLN B Leasing Team continues to speak with interested restaurant operators for the Station House and market the office land. The team is coordinating with County Economic Development to attract commercial users. Southern Shores Drive, which runs parallel to the bluff, will be the next road to be built. Plan is still under review with Prince William County.

The latest on the Virginia Railway Express (VRE) Station is they anticipate 100% level design submission of station plan to VRE by end of July and CSX by early August. Station House retail and parking garage plans are in review process. They are currently working on utility relocation for the train platform and hoping to break ground on the parking garage by the end of this year. Currently expect completion of the VRE station by spring 2023.

The slide presentation from the Developer's Update can be accessed on the community website:  
[www.PotomacShoresResidents.com](http://www.PotomacShoresResidents.com).

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# The Market Is Still Strong Let's Talk!!

## Christine M. Weedon

### 703.249.9743

christine-weedon@kw.com

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## Potomac Shores Real Estate

**CURRENT LISTINGS**

Address	Beds	Bath	Fin SqFt	List Price	Current Price
2123 Hemlock Bay Road	3	2/1	2,078	\$499,990	\$499,990
16965 Takeaway Lane	4	4/1	4,615	\$778,900	\$778,900
1705 Cottonwood Grove Road	4	3/1	2,808	\$729,900	\$729,900
17048 Silver Arrow Drive	4	3	2,768	\$674,900	\$674,900
18030 Stump Street	6	4/1	5,722	\$899,900	\$899,900
2206 River Birch Road	4	3/1	3,676	\$690,000	\$690,000
17266 Herring Gull Lane	3	2/2	2,336	\$570,000	\$570,000
2356 Harmsworth Drive	4	3/1	3,096	\$680,000	\$680,000
17037 Silver Arrow Drive	3	3/1	3,724	\$750,000	\$750,000
2608 Crossvine Drive	5	3/1	3,848	\$750,000	\$738,000

**PENDING**

Address	Beds	Bath	Fin SqFt	List Price	Current Price
2029 Alder Lane	4	3/2	2,318	\$570,000	\$570,000
2454 Conqueror Court	4	4/1	4,125	\$779,900	\$760,000
2126 River Heritage Blvd	5	3/1	4,108	\$710,000	\$710,000

**ACTIVE UNDER CONTRACT**

Address	Beds	Bath	Fin SqFt	List Price	Current Price
18027 Red Mulberry Road	3	3/1	2,544	\$575,000	\$575,000
17030 Silver Arrow Drive	5	5	4,164	\$760,000	\$739,900
17353 Redshank Road	4	2/1	1,856	\$515,000	\$515,000
17041 Silver Arrow Drive	3	3/1	3,862	\$750,000	\$750,000
2532 Sweet Clover Court	4	3/1	3,490	\$649,900	\$649,900
1903 Greenbriar Hall Road	4	2/2	2,318	\$569,900	\$569,900
18020 Red Cedar Road	4	3/1	2,078	\$489,990	\$489,990
2055 Alder Lane	4	3/1	2,400	\$575,000	\$575,000
17243 Miss Packard Court	5	5/1	4,558	\$849,900	\$814,990
2094 Twin Six Lane	5	4/1	4,822	\$915,000	\$915,000

**PROPERTIES SOLD**

Address	Beds	Bath	Fin SqFt	List Price	Current Price	Seller Subsidy	Close Date	DOM
2010 Serviceberry Road	3	3/1	2,544	\$520,000	\$530,000	\$10,000	17-Mar	3
18025 Cedar Grove	4	3/1	3,700	\$679,348	\$679,348	\$8,466	18-Mar	0
18105 Red Mulberry Road	4	3/2	2,438	\$479,900	\$495,000		22-Mar	3
2071 Twin Six Lane	4	4/1	4,444	\$825,000	\$830,000		26-Mar	8
2424 Gloucester Points Drive	4	2/1	3,066	\$500,000	\$520,000		26-Mar	9
2472 Potomac River Blvd	5	4/1	4,378	\$824,990	\$814,999		30-Mar	17
1907 Greenbriar Hall Road	3	2/1	1,980	\$475,000	\$491,500		9-Apr	11
17879 Surgarberry Road	4	2/1	2,826	\$575,000	\$626,500		14-Apr	4
2013 Alder Lane	4	3/1	2,400	\$550,000	\$570,000		15-Apr	0
1532 Meadowlark Glen Road	4	3/1	2,612	\$590,000	\$600,000		16-Apr	0
17977 Woods View Drive	4	3/1	3,341	\$724,000	\$715,000		19-Apr	3
16973 Takeaway Lane	4	3/1	3,171	\$558,900	\$580,000		23-Apr	3
17132 Gullwing Drive	5	4/1	3,959	\$800,000	\$800,000	\$5,000	30-Apr	9
17144 Belle Isle Drive	6	5	5,378	\$870,000	\$899,900		3-May	12
16901 Takeaway Lane	4	4/1	4,535	\$760,000	\$760,000		4-May	10
2385 Harmsworth Drive	4	3/1	2,972	\$610,000	\$655,000		5-May	7
17099 Belle Isle Drive	6	6/1	6,902	\$1,175,000	\$1,150,000		11-May	18
1859 Shadding Bay Lane	3	2/1	2,850	\$668,250	\$654,000	\$11,500	14-May	23
2316 Harmsworth Drive	4	3/1	3,469	\$620,000	\$685,000		14-May	3
18081 Red Mulberry Road	4	3/2	2,438	\$495,000	\$530,000		17-May	0
16980 Takeaway Lane	4	3/1	2,386	\$690,000	\$700,000		17-May	2
1857 Shadding Bay Lane	3	2/1	2,850	\$639,900	\$650,000		21-May	14
2432 Gloucester Points Drive	4	4/1	4,123	\$800,000	\$780,000	\$10,000	24-May	33
2041 Alder Lane	3	3/1	2,550	\$549,900	\$558,000		24-May	0
2320 Harmsworth Drive	4	3/1	3,469	\$630,000	\$671,000		26-May	4
17416 Spring Grass Drive	3	3	3,124	\$699,900	\$720,000		26-May	5
2058 Alder Lane	3	3/1	2,358	\$555,000	\$565,000	\$5,000	1-Jun	7
2521 Sweet Clover Court	4	2/1	3,368	\$690,000	\$732,000		2-Jun	5
2070 Alder Lane	4	3/2	2,318	\$570,000	\$560,000		4-Jun	13
2409 Gloucester Points Drive	4	3/1	3,012	\$575,000	\$625,007		4-Jun	7
2464 Potomac River Blvd	4	4/1	4,181	\$859,900	\$810,000	\$15,000	4-Jun	21
18086 Red Cedar Road	3	3/1	2,078	\$489,000	\$515,000		7-Jun	6
2317 Sweet Pepperbrush Loop	4	4/1	4,398	\$749,000	\$745,000		9-Jun	8
18044 Red Cedar Road	4	3/1	2,078	\$485,000	\$505,000		9-Jun	4
2089 River Heritage Blvd	5	4/1	4,900	\$690,000	\$700,000		11-Jun	6
17111 Belle Isle Drive	6	6/1	6,812	\$1,125,000	\$1,125,000		16-Jun	12

3/16/2021 - 6/16/2021

DOM = Days on Market  
Information obtained from BRIGHT MLS and is believed to be accurate but not to be relied upon without verification.

## Mark Your Calendar

### The 5th Annual Community Paper Shredding Event

Sponsored by Christine Weedon

Saturday, September 11<sup>th</sup>  
9am - 12pm  
Shores Club Parking Lot

Contact Christine for more information



## About Christine...

"Christine is far and away the best realtor that we have ever had the pleasure of working with. She skillfully guided us all the way through the preparation, staging, listing and contract processes, her knowledge and professionalism clearly evident throughout. She consistently met all our needs and was always readily available to answer any questions and offer guidance. Her efforts and attention to detail have clearly made the home selling process as stress free as possible. We give Christine our most enthusiastic recommendation and anyone should consider themselves lucky to have her as their listing agent!"

~ Bridget & Scott S.



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# THE SHORES CLUB NEWS

## Fitness Barn Activities

**\* PLEASE CHECK THE WEBSITE OR EMAIL  
BLASTS FOR MOST UP TO DATE  
INFORMATION\***

**Yoga-** Saturdays, 7:45am Mixed Level  
By Alex Duchscher, alex@renewaltide.com

**Tai Chi -** Tuesdays and Fridays, 6am-7am  
By Jorge Banales, ythirdeye@aol.com, 703-462-4743

**Kenpo Karate-** Saturdays at 9:00am and every other  
Wednesday from 6:30-8:30pm  
By Sensei Bill Berry, 571-481-8703

**Cardio Kickbutt Kickboxing-** Tuesdays at 7:30pm  
Antonio Wadley, 571-989-3005, fivestarfellas@gmail.com

**Aqua Classes-** Saturdays at 10:15am & Wednesdays at  
11:15am at the Pool. Contact Vicki to register at  
vbfitness.solutions@gmail.com.

**Massage Therapy-** Tuesday – Thursday 9am-8pm  
Fridays 9am-4pm / Saturdays 9am-1pm - *By Appointment Only*  
David Morris, 703-895-2214, www.escapemassaged.com

**Personal Trainers-**  
Ryan Shepard 571-358-2422, contact@atwillfitness.com  
Vicki Burnett, 703-203-9380, vbfitness.solutions@gmail.com  
Antonio Wadley, 571-989-3005, fivestarfellas@gmail.com

**Children & Adult Art Classes-**  
By Donna Merchant, donnamerchant.dm@gmail.com  
Children's Art Classes Ages 5-9 are  
Wednesdays from 5-6:30pm

Children's Art Classes Ages 10-14 are  
Wednesdays from 2:30-4:00pm

Adult Art Classes Wednesdays from 11:30am-1:30pm  
Monthly Paint Parties are also held at the Social Barn  
once a month on Fridays

**Power Tots Gymnastics/Yoga-**  
Contactless classes held on Monday afternoons on the Event  
Lawn, 4:00pm- 6:00pm. For ages 18 months-8 years old.  
\$168-\$180 for 8 weeks. Contact jamie@powertotsinc.com  
with any questions, visit the Power Tots Website at  
www.powertotsinc.com to enroll.

**Piano/Guitar Lessons-** Offered by *appointment only*  
Travis Alexander, travialexa1@hotmail.com,  
703-595-3394

**Astrology Chart Reading Classes-**  
By Astrologer Dave Shipman  
astrologyathome@gmail.com, 703-508-5724

## Cardio Kickbutt Kickboxing

### IN-PERSON GROUP FITNESS CLASS

Check out this FUN, calorie kicking, fat punching, cardio pumping  
workout for losing weight, getting lean, and building great endurance. It  
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#### WHAT TO EXPECT:

Punches, elbows, jabs, knees, kicks, speed bag punches, and more.  
Everything needed to get a great workout for your heart plus great natural  
toning.

#### 60 MINUTE PROGRAM:

*All Fitness Levels*

Low – High Intensity

Aerobic Training

Endurance Training

Warm-up

Cool-down

Q & A Session

Social/Physical Distancing Rules apply, however instead of 6 feet, we are  
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ALL classes have a FREE TRIAL. After the trials, the classes are:

Drop In: \$5.00

Class Pass: \$20.00 (4 Classes + 2 Free for total of 6) (Passes can be used  
for ALL Five-Star Fellas Classes INCLUDING ONLINE.)

Acceptable methods of payment:

Cashapp: \$fivestarfellas

Venmo: @fivestarfellas

Zelle: fivestarfellas@gmail.com

PayPal: fivestarfellas@gmail.com

Or you can use the eventbrite option on the site,  
however they do charge a small fee.

#### HOW TO SIGN UP:

Visit website at:

<https://fivestarfellas.com/services-group.html>

Scroll down to the flyer Cardio Kickbutt Kickboxing - Potomac Shores  
this will take you to the eventbrite page to register for the class.

#### OR

Direct link to the Class

<https://www.eventbrite.com/e/potomac-shores-cardio-kickbutt-kickboxing-tickets-139445217399>

Direct link to see all classes offered.

<https://www.eventbrite.com/o/five-star-fellas-llc-25896713879>

PLEASE save the link in your favorites, ❤️ and follow  
FiveStar Fellas on Eventbrite.

**Contact:** Website: [www.fivestarfellas.com](http://www.fivestarfellas.com)

·Email: [fivestarfellas@gmail.com](mailto:fivestarfellas@gmail.com) or [antonio@fivestarfellas.com](mailto:antonio@fivestarfellas.com)

Phone: Text 571.989.3005 ~ InstaGram: @fivestarfellas

YouTube: @fivestarfellas

# THE SHORES CLUB NEWS

## Art Classes



**Children's Art Classes - Ages 5-9**

Wednesdays 5 - 6:30pm

**Children's Art Classes - Ages 10-14**

Wednesdays 2:30 - 4:00pm

**Adult Art Classes**

Wednesdays 11:30am - 1:30pm

**Monthly Paint Parties** are held at the Social Barn once a month on Fridays

All children's and adult classes and paint parties require RSVP, [donnamerchant.dm@gmail.com](mailto:donnamerchant.dm@gmail.com). Follow me on Facebook and Instagram for more photos! Pencils and Paints LLC ~ Donna Merchant



**2021 SUMMER IS HERE!!**

**SUMMER FITNESS**

# AQUA CLASSES

SAT 10:15 BEGINNING JUNE 5  
WED 11:15 BEGINNING JUNE 16

**BRING A TOWEL AND SUNSCREEN**

**POOL SHOES RECOMMENDED**

**5 SESSION PUNCH CARD \$50**  
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# COMMUNICATION

By George Preston

Hello neighbors! The communications committee here at Potomac Shores is here to help get you the information you need, by assisting the HOA to spread out relevant information through various methods. If you are looking to help us with this effort or would like to also contribute to this quarterly "Front Porch" newsletter, please contact: [communicationspotomacshores@gmail.com](mailto:communicationspotomacshores@gmail.com). (We meet on the second Monday of every month in the Social Barn, which is open to all residents.) In addition, we are hoping to implement text alerts, to build on the email distribution system we already have. And if you are a programmer or app developer, we would love to have you on our team, to develop a convenient Potomac Shores Phone app, for quick links and reference to anything Potomac Shores related. Later this

year, please also look out for "Town Halls" (virtual or in person if we can), for various topics that may interest the community, as a way to engage the community.

We wish you a fun and enjoyable summer! Stay connected.



## NEIGHBORHOOD WATCH

By George Preston

Join in with the Potomac Shores Neighborhood Watch (PSNW) to help serve and be the eyes/ears of the Potomac Shores community! The more participation we have, the better coverage we get. We work closely with PWC Police Department and you may see signs already posted throughout the community. Our meetings occur on the first Tuesday of every month, in the Social Barn, and are open to all residents. We are comprised of volunteers and neighbors just like you. Stay connected in the "Potomac Shores Neighborhood Watch" Facebook group, or contact us at [potomacshoreswatch@gmail.com](mailto:potomacshoreswatch@gmail.com) to get on our email list. Remember: **"If you SEE something, SAY something."** Keeping our community safe for the years to come.

For any emergency please first **Dial 911**, or report to **Non-Emergency line 703.792.6500**. After reporting it, you can then share with our Watch team or on social media. Any additional questions can be forward to our PWC Police Department Community Liaison: Officer J. Trujillo - [jtrujillo@pwcgov.org](mailto:jtrujillo@pwcgov.org). Thank you!

Potomac Shores Neighborhood Watch	
Important Phone Numbers	
<b>EMERGENCY</b>	<b>911</b>
<b>FIRE - Non Emergency</b>	 (703) 441-6460
<b>PWC Police Non Emergency</b>	 (703) 792-6500
<b>VA State Police</b>	 *77
Speeding Hotline / Traffic Safety	(703) 792-5919
Animal Control	1115 PM (703) 792-6465
Vice & Narcotics Tip Line	(703) 686-6522
Crime Prevention Unit	(703) 792-7270
Crime Prevention Council	email <a href="mailto:info@pwcpc.org">info@pwcpc.org</a>
On-Line Crime Reporting	<a href="http://www.pwcgov.org/policereport">www.pwcgov.org/policereport</a>
Telephone Tip Line	(703) 792-7000
On-Line Tip Reporting	<a href="http://www.pwcgov.org/government/dept/police/pages/online-tip-form.aspx">www.pwcgov.org/government/dept/police/pages/online-tip-form.aspx</a>
Request Xtra Patrols	<a href="http://www.pwcgov.org/government/dept/police/pages/citizen-request.aspx">www.pwcgov.org/government/dept/police/pages/citizen-request.aspx</a>
PWC-PD Public Information Officer	(703) 792-7245
Records	(703) 792-6562
Magistrate - Eastern PWC	(703) 792-7360
Magistrate - Western PWC	(703) 792-6260
VDOT - Road Conditions Reporting	(800) 367-7623
PWC Public Works - Neighborhood Services	(703) 792-7018
PWC Public Works - Street Lighting	(703) 792-6825
PWC Public Works - Street Signs	(703) 792-7070
Keep Prince William Beautiful	(571) 285-3772



## NEIGHBORHOOD WATCH

### WHAT IS NEIGHBORHOOD WATCH?



A Neighborhood Watch is an organized effort by concerned citizens to improve the quality of life in their neighborhood in cooperation with the police department.

Neighbors work to safeguard each other's homes to reduce the risk of crime in their community.

# GARDEN

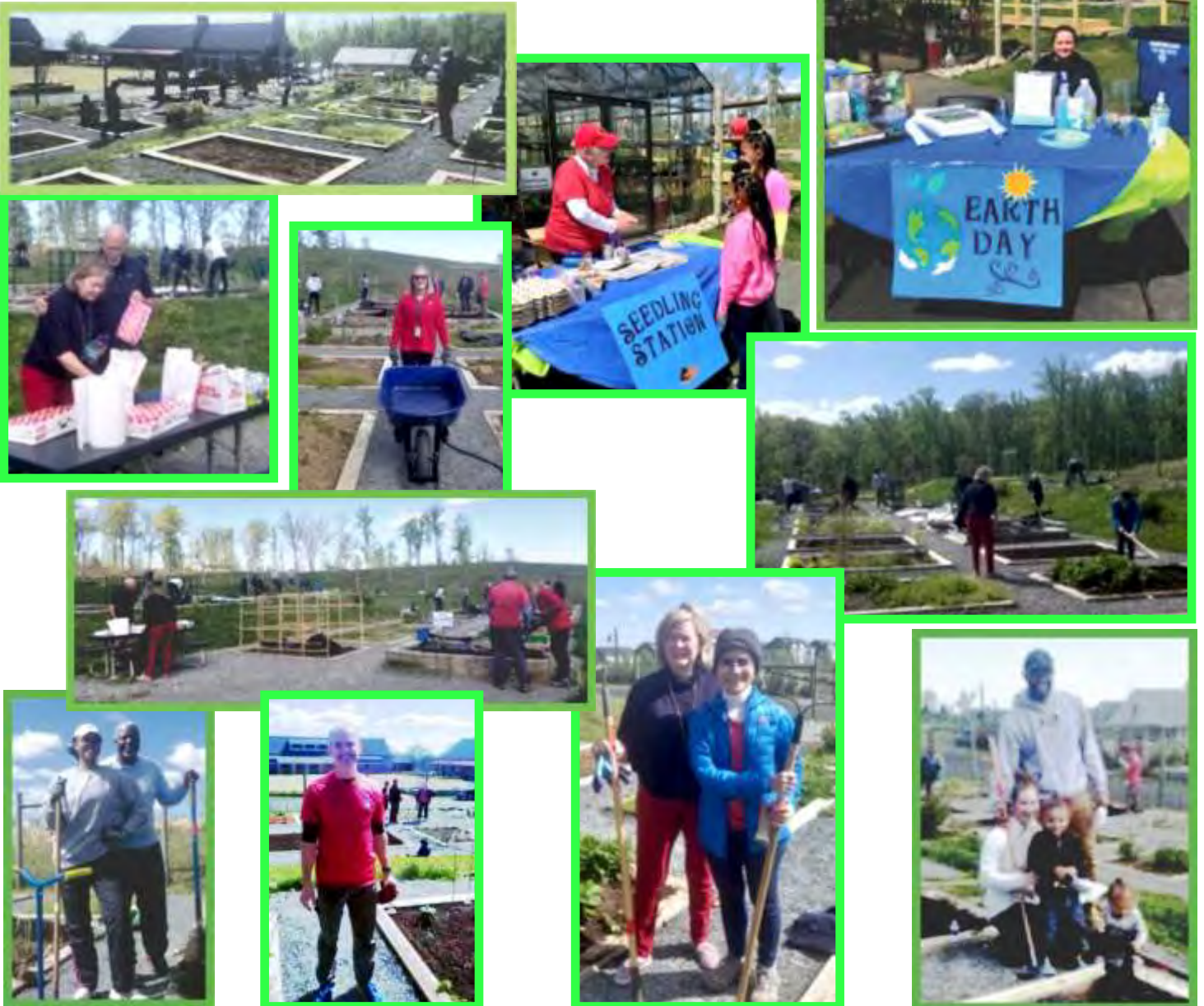
## *Happenings in the Community Garden and surrounding Neighborhoods*

Good Day Potomac Shores! A wonderful spring brought us many new gardeners this year, as well as many returning. Each plot has been spoken for and we even had a few on a waitlist. As our community grows we are seeing more beginning gardeners as well as garden experts use our community garden to grow their vegetables. In speaking with others in the Woodbridge area, we are truly unique in having this community space in our neighborhood.

The Community Garden Earth Day took place in April where we had compost delivered for everyone, but also provided a Seedling Planting Station activity for children and a Gardening 101 class for those just learning. This event had a great turnout and it was an opportunity for plot neighbors to meet and to exchange ideas or ask questions if we had them. It is always great to be outdoors and in the sunshine but preparing your plot for planting is fun as well. We have an upcoming Harvest Party on the calendar where gardeners can share the fruits of their labor and will have a competition for the most impressive vegetables over the Summer months.

As we head into Summer it is helpful to be mindful of when we are watering our yards and gardens. Early mornings are best to avoid evaporation of water too quickly. Evening watering promotes fungal growth, rot, and attracts insects. Our tendency is to want to mow our lawns on a low mower setting to alleviate mowing again soon, but this is not good for deep root development and growing a thicker lawn. If your grass is burning, your mower could be set too low. We are seeing huge improvements in lawn care and planting beds this year in the newer sections of Potomac Shores which is wonderful to see when out walking. Keep up the good work!

Please feel free to join the Facebook **Potomac Shores Lawn Care** group for any questions regarding lawn care and the **Potomac Shores Garden Club** group for questions regarding gardening.



# SOCIAL

The Social Committee has many fun outdoor events this Summer! By popular demand, we will be hosting three Music on the Lawns this year! We also have another Movie Night planned for August. Keep an eye out on the email blasts and website to make sure you have our events on your calendar. Just look at all of the pictures on this newsletter, you don't want to miss out!

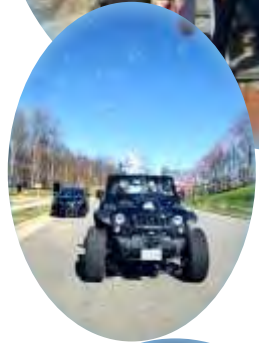
If you are interested in volunteering at our events or own a business who you would like to recommend to be featured at our events, please contact us by sending an email to [socialpotomacshores@gmail.com](mailto:socialpotomacshores@gmail.com). We meet the third Tuesday of each month at 6:30pm at the Social Barn/Zoom. All residents are welcome to attend!

We hope to see you this Summer at our community events!

## Easter Bunny Hops into PoSho for a Visit

By Kevin Curry

It was a bright sunny day in Potomac Shores with kids hopping around bursting with excitement as they waited for the Easter Bunny to visit their street. The Easter Bunny was riding in style in the back of Easter decorated Jeep giving out cheer, happiness, and some gift bags to all the kids that came out to say hi. Some of the children drew pictures and wrote messages of love and joy they wanted to share with the Easter Bunny. As the Easter Bunny paraded through the neighborhood with all of his bunny helpers, friends and neighbors shared in the joy and celebrated the occasion. Until next year, may all your Easter baskets be full, and may all your chocolate bunnies be solid.



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## Midwifery Services Coming in the Fall!

<p><b>LORTON LOCATION:</b> 8998A Lorton Station Blvd, Lorton, VA 22079 <i>(15min drive North, on your way to work)</i></p>	<p><b>WOODBIDGE LOCATION:</b> 2296 Opitz Blvd, Suite 440 Woodbridge, VA 22191 <i>(15min drive South, on your way to shop)</i></p>
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[www.aboutwomenobgyn.com](http://www.aboutwomenobgyn.com)  
Ph: 703.878.0740

# Movie Night on the Lawn

By Ryan Baker

"The ever impressive, the long contained, often imitated, but never duplicated ... Genie of the lamp!" Finally after a year of being stuck in the house, we are able to have a social event. April 17th, the Social Committee hosted movie night featuring Aladdin. Of course, everyone social distanced. The setup went off without a hitch. The popcorn and candy added a nice touch to the evening. Some watched, some played but overall everyone had a good evening. Another successful Movie night!



Social Events



## Kentucky Derby

By Lisa Gomes



All are winners when joined by the residents of Potomac Shores. The fanfare of Churchill Downs that sponsored the 2021 Kentucky Derby is a fare complement to the opulence that was shared by our community. There was no shortage of Lady Hats while a parade of Dapper Men gave this derby charm and personality.

The sun gave a perfect high, though the fly of strong winds competed for attention and won. Children jockeyed around to catch a host of magical bubbles dancing in the air; maybe to make a wish that the celebration would not end. Music, from our favorite DJ Lorenzo, kept the party on track, filling the Social Greens with selections that all find enjoyable. Various genres from the 80's to the present complemented the pony rides for children and stimulated participation in the Winner Circle; where games and special prizes, for adults and children, promised suspense and special treats for lucky boys and girls.



The usual suspects were lined up at the gate with delectable and, savory selections outside the festive activities. Encouraging a "desserts first" mindset was Momma Rosa's Snow Cones Ices which continues to be a reliable crowd-pleaser, paired with Tidewater Grill's childhood favorite and colorful cotton candy. Soft and sweet, the racetrack favorite was like eating clouds. While credit for all other belly rubs saying "Mmmm, mmm good," was Memaw's Table and Wallace BBQ. We tip our hats to the Potomac Shores Social Committee for providing a wonderful day at the races.

# Late Night Swim

By Sharon Duncan

Finally, the weather broke and the sun was shining, soon thereafter the community was full of laughter. This is exactly what occurred on June 4, 2021 during the first night of many to come for the Potomac Shores Late Night Swim events. The evening was a blast! The PoSho residents and kids in our beloved community enjoyed a great night of swimming and listened to DJ Klutch spin the tunes. Some residents grabbed a book, dangled their feet over the side of the pool, simply lounging and enjoying the weather.

When the sun went down we continued swimming, splashing and enjoying the festive evening while glow sticks became the party lights. The Social Committee is excited about all of the upcoming Late Night Swim events and encourages residents to join us this summer on the first Friday of each month.



# MEMORIAL DAY BLAST

By Karen Bennett

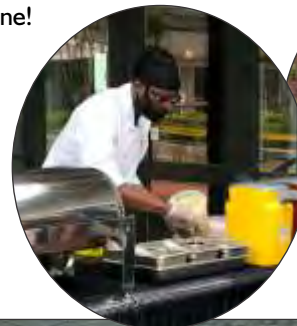
First and foremost, to the many brave men and women who made the ultimate sacrifice by giving their lives to keep our country 'FREE' and SAFE, WE HONOR YOU! There are many of our neighbors, friends and relatives who have made this ultimate sacrifice and we hold you in our hearts and we thank you too!

Oh, what a beautiful day we had to celebrate Memorial Day and the Potomac Shores Pool Opening! The Social Committee hosted "Memorial Day Blast" on the lawn of the Social Barn. They were entertained with great music from DJ Lorenzo, bubbles in the air and many outdoor games like Connect Four, Jenga and Corn Hole. We served charcoal grilled hot dogs with toppings, chips and drinks. We started out with a long line waiting for those delicious hot dogs as Tidewater Chef worked the grill and the Social Committee members helped serve our residents. We also had those delicious snow cones served by Momma Rosa which were perfect for the hot day.

The pool was open to cool off in the hot weather! Families combined the picnic atmosphere with a cool splash in the pool.

With the great weather and COVID restrictions lifted by our Governor, many came out to celebrate and had FUN! We had a large happy crowd!

Thank you to the Social Committee members for a job well done!



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*Program Coordinator*

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# Gals & Guys Day

By Kevin Curry

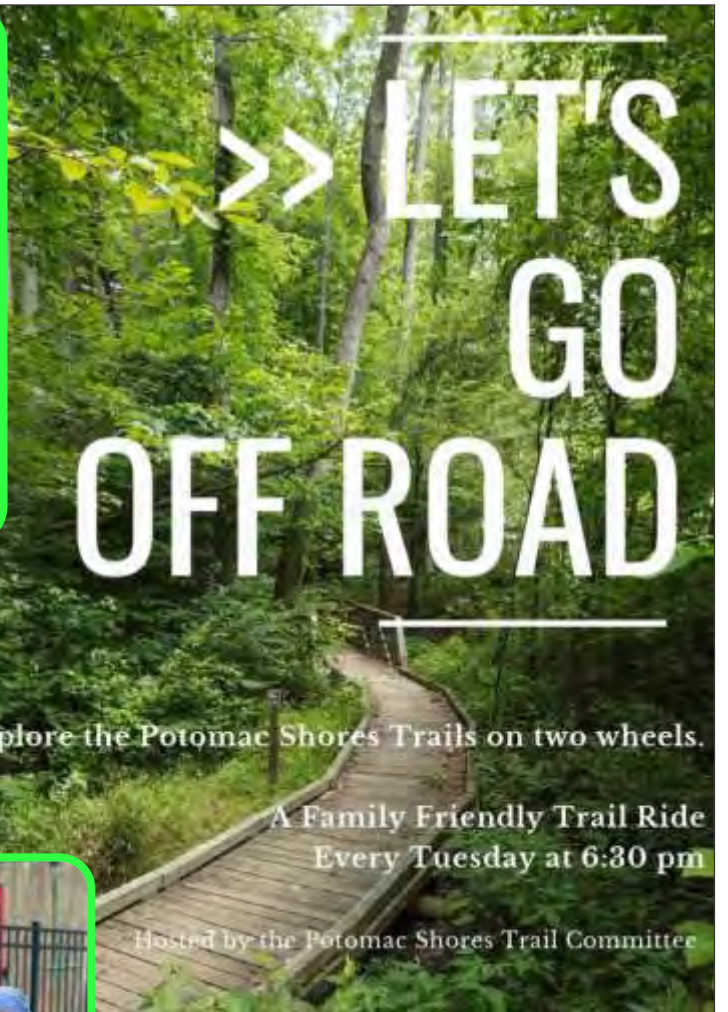
Saturday was a spectacular event with beer and mimosa's flowing and amazing food catered by our very own Chef Paul from Tidewater Grill. The morning started off with the Gals enjoying the food and the chance to spend time together "face-to-face" and have fun talking and maybe even playing a little spades to hone their skills. As the day went by the Guys started showing up in the afternoon and some of the Gals decided to hang out and that is when things started getting a little crazy. Name tags were getting switched between the Gals and Guys and let's just say there were some confused looks on people's faces, but it was all for fun and there was a lot of laughter. In addition to some hard-fought Spades games there were also some Cornhole going on outside as it ended up being a beautiful sunny afternoon. It was a perfect day with awesome friends and neighbors. We are looking forward to more time together as a community in the coming months ahead.





# Trails

On April 10th, we hosted the Annual Trail Cleanup day which was supported by many of our Potomac Shores residents. As a result of your volunteer spirit, many bags of debris were collected and removed from the areas surrounding the trails. This event continues to be a great opportunity for residents to come out of hibernation and meet over a common commitment to the beautification of our neighborhood. The committee is out walking the trails to identify and resolve any fallen trees or other maintenance needs. If you see something that needs attention such as downed trees or impassable sections of trail, please notify the committee at [trailspotomacshores@gmail.com](mailto:trailspotomacshores@gmail.com).



# TOWN CENTER

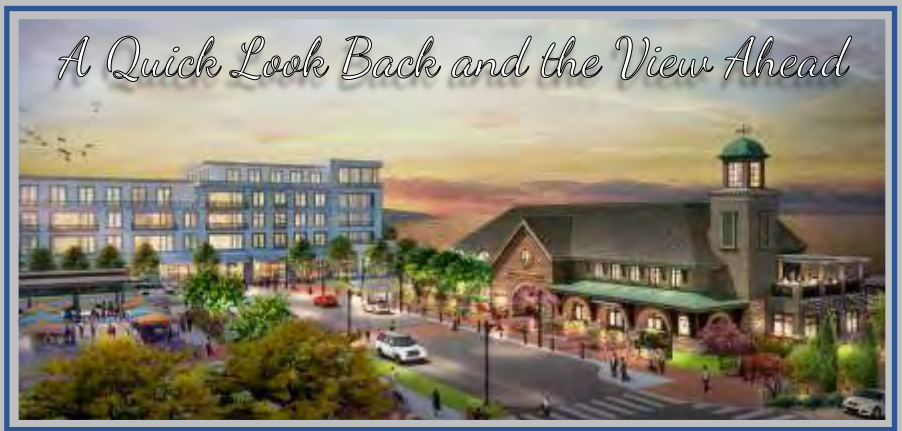
By Kurt Bodiford

The Potomac Shores Town Center Committee is happy to breathe with you a tentative sigh of relief and gratitude as we kick off the summer of 2021, following a year-long lockdown of COVID-19 restrictions. We were glad for the ability to continue our work through Zoom virtual meetings and thank you for the uptick in your technology-enabled resident participation due to that capability. But we are even more grateful for the chance to start meeting again in person and to continue engaging our Prince William County (PWC) government and Developer representatives, directly.

Our next formal meeting is scheduled after this newsletter's publication, but we did want to take advantage of the opportunity to look briefly back and forward, as things open again. First, consider two notes about the present. The Managing Director for Biddle Real Estate Ventures (BREV), Peter Chavkin, continues to engage with our Committee and has now re-started regular visits to Potomac Shores from his base in New York City. We will take every opportunity to engage directly with him as he exercises his renewed travel freedom. Secondly, be reassured our members continue to track the concessions negotiated with BREV, in exchange for our endorsement and support of the upcoming proffer amendment. Remember that change will decouple the requirement to build dedicated office space (that the current business environment does not demand) from permitting approvals allowing uninterrupted residential construction. The amendment has been submitted to PWC for scheduling; please watch out for announced hearing dates in the coming weeks.

Looking back, please know that the advent of Zoom meetings and formalized Resident Time for comments both happened to ensure our Committee business remains open and transparent to the Community at large. We will continue holding hybrid meetings (both in-person and virtually) and soliciting your participation through blast announcements from Sara / Daiane via the community email system. Here are some positive developments from our meetings that are now becoming reality: two new resident HOA Board members were elected, construction has started on widening the brick-paved road to the overlook, and clearing of the area next to the canoe launch is ongoing.

Before turning towards the future, acknowledging an uncomfortable truth today is also in order. Not everyone shares the vision of Potomac Shores, holds the same ideas about how/what to develop, or believes our goal once achieved will benefit everyone. The furor over the now-delayed closing of Tim's River Shore, following Biddle's decision to terminate the property lease, has thankfully died down some. But that conflict revealed a stubborn fact there is still much work to do to make Potomac Shores what it CAN be, while ensuring what it SHOULD be represents a sense of place, features, and necessities that benefit us AND those around us. Our Committee was established to help turn those desires into reality, to include the best ideas from diverse inputs, and to secure our common good as residents and citizens of a larger community.



Looking forward, please stay alert for the Developer's proffer amendment scheduling on future PWC Planning Commission and Board of County Supervisors hearings. The Committee will act to endorse and comment favorably during the allotted citizens' time; we urge you to do the same. We are also working to lock down a specific date from Ms. Christina Winn (PWC Economic Development Director) and Supervisor Bailey (Potomac District) to reiterate their vision for our community, at a meeting near the end of July. Our members will provide updates on progress of the remaining concessions regarding neighborhood maintenance oversight, design of the second pool, and pillar posts marking the southern neighborhood entrance. And we all hope you will keep supporting our efforts with your energy, ideas, and respectful engagement.



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—John E.



**Pamela A. Lockley**

plockley@kw.com    buysellhomes.online

# Juneteenth

The Brown Sugahs Group was founded in February 2020 during a resident-led community Black History Month event. During this event, several African American attendees voiced concerns over underrepresentation and lack of diversity within the community. While the event's attendance was small, their concern was heard and a few residents set out to create a space where African American Women could be celebrated, feel safe, and be themselves. Our name is derived from the term, "sugah", which is a slang word for "kiss". Historically, African American elders would use the term "sugah" to show their love and affection for the younger generations. It was common to hear, "Give Mommy/Big Momma/Grannie/GiGi/Auntie some sugah". There's nothing like the warmth that comes from being embraced and loved by women that look like you and share in your cultural experiences. We wanted to share that warmth and love of the black culture with a little "Brown Sugah", as a tribute to our heritage. We are a collective representation that Black Women are stronger together and proof that the fight of our ancestors was not in vain.

The administrators of the Brown Sugahs Group are Ashley Barbet, Millicent Greene, Gevaise Demery, Angie Martin, Zuchelle Blouin, and Sarayah Anderson. The Group plans, organizes, and leads various social and humanitarian initiatives within the community through donations and support from its members. Our most recent community event was the "Juneteenth Celebration of Freedom", held on June 13th at the Potomac Shores Social Lawn. The PoSho Brown Sugahs group planned, organized, and led this event. The event included several Black-owned vendors, dancers, spoken word artists, story-telling, a children's parade, and a keynote speaker from Juneteenth Foundation.

The festival celebrated freedom, diversity and unity. The weather was warm, the sun was shining, the parking lot was full, and the music made you dance with every beat. It felt like an amazing family reunion to see children running freely, line dancing, laughter, with neighbors, friends and family enjoying and appreciating the moment.

The event showcased several Black-Owned vendors including MawAhh Skincare, Swannluv Creations, Divine Xpressions Clothing, MoCherie (African fabrics), Love Your Locs Bonnets, My Nana's Quilts Collection, About Face Face Painting and Massage by Monay. The celebration also included music by DJ K.O., dance performances from Karis Pendleton, and Jamia Nicole & The JNJ Dance Expressions, as well as, spoken word artists, story-telling, and a children's parade. This was highlighted by our keynote speakers LaQuan and Alicia Auston from The Juneteenth Foundation, and the Honorable Andrea Bailey Potomac District Supervisor of Prince William County. Photographs were taken by Caitlyn Gerald and Derek Sayki.



## Education

The historical significance of Juneteenth started after the Emancipation Proclamation was issued and no slave-holding states were willing to let their free labor that underwrote all their debts, to include Ivy League Universities, the U.S. Stock Exchange, and the general comfort of Southern culture and sensibilities walk out of the front door. It was not until June 19th, 1865 when Union Army General, Gordon Granger and his unit arrived in Galveston, TX carrying the message of the Emancipation Proclamation to Texas and its residents. Union troops presence freed over 250,000 enslaved Africans in the midst of harvest season and an otherwise lucrative time for slave-holding states who had been quiet about Lincoln's message. Freed men and women of Texas, the following year, declare June 19th, 1866 as "Jubilee Day" and/or "Freedom Day," referring to Leviticus 25:8-17, where the Bible describes the conditions of the year of liberty. Juneteenth, in recent years, in light of the "Black Lives Matter" movement and the public modern-day lynching via gun violence against Black men, women, and children have prompted Black Americans and their allies to reconsider what being American and the ideals of justice, freedom, and liberty mean in a modern-day context. There has been a surge of attention on the holiday in recent years, as the protest movement against police brutality and structural racism toward Black Americans gained momentum. Many states have taken the heed of the movement and embraced the idea that for Black Americans July 4th, 1776 does not mark an era of freedom, because many of our ancestors spent another 89 years subjugated, castigated, demoralized, and demeaned, while life, liberty and the pursuit of happiness occurred at their expense. Today, while still awaiting the approval of a federal holiday, 47 states and the District of Columbia recognize Juneteenth as a state or ceremonial holiday. Only three states, North Dakota, South Dakota and Hawaii, do not recognize the holiday. Texas was the first state to recognize it in 1980 and still continues to show the world how Juneteenth is done. Juneteenth celebrations look a lot like 4th of July celebrations with cookouts, parades, fireworks, and gathering together. Some ensure that they use the occasion of Juneteenth to shop Black and patronize Black businesses. Others mark the occasion with red soda, Red Velvet cake, watermelon, Texas Pete hot sauce, strawberry pie, or hot links, in a tradition which symbolizes Black perseverance and honors the blood that was shed of Black American ancestors. On October 13th, 2021, Virginia Governor Ralph Northam signed into law for the state the observance of Juneteenth as a paid state holiday. Juneteenth was approved as a Federal holiday on June 16th, 2021. Meanwhile, we look forward to adding the observance of Juneteenth to the Potomac Shores calendar of events.



**Education Author: Sasha Newsuan Smith, PoSho Resident & Brown Sugahs member**  
(Continued)

# JUNETEENTH

(Continued)



## JULY 2021

## COMMUNITY CALENDAR

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

				1	2	3
					Late Night Swim 7-10pm @ Pool	
4	5	6	7	8	9	10
	HOA Office Closed Fitness Barn Open 7AM-5PM	Neighborhood Watch Meeting 7pm @ Social Barn/Zoom		Ladies Who Lunch 11:45am RSVP	Beer & Wine Club 6:30-9:30pm @ Social Barn/Event Lawn	
11	12	13	14	15	16	17
	Just Another Chapter Book Club 7pm @ Social Barn Communications Committee Meeting 7pm @ Social Barn			New Resident Orientation 7pm @ Social Barn		Music on the Lawn Latin Night 7-10pm
18	19	20	21	22	23	24
	Garden Committee Meeting 7pm @ Zoom	Social Committee Meeting 6:30pm @ Social Barn			Sip & Paint 6:30pm-9:30pm @ Social Barn Kitchen	
25	26	27	28	29	30	31
		Books Hens Club 6:15pm @ Social Barn			Casker's Club 6:30-9:30pm @ Social Barn/Event Lawn	

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

1	2 <b>Trails Committee Meeting 7pm @ Social Barn</b>	3 <b>NNO 5-7PM @ Event Lawn</b> <b>Neighborhood Watch Meeting 7pm @ Social Barn/Zoom</b>	4	5	6 <b>Late Night Swim 7-10pm @ Pool</b>	7 <b>Music on the Lawn Reggae Night 7-10pm</b>
8	9 <b>Just Another Chapter Book Club 7pm @ Social Barn</b> <b>Communications Committee Meeting 7pm @ Social Barn</b>	10	11	12 <i>Ladies Who Lunch</i> <i>11:45am RSVP</i>	13 <b>Beer &amp; Wine Club 6:30-9:30pm @ Social Barn/Event Lawn</b>	14
15	16 <b>Garden Committee Meeting 7pm @ Zoom</b>	17 <b>Social Committee Meeting 6:30pm @ Social Barn</b>	18	19 <b>New Resident Orientation 7pm @ Social Barn</b>	20 <b>Casker's Club 6:30 9:30pm @ Social Barn/Event Lawn</b>	21 <b>Movie Night on the Lawn 8-10pm</b>
22	23	24 <b>Books Hens Club 6:15pm @ Social Barn</b>	25	26	27 <b>Sip &amp; Paint 6:30pm-9:30pm @ Social Barn Kitchen</b>	28
29	30	31	<p><b>Music Lessons</b> <i>Offered by appointment only - Travis Alexander</i> 703-595-3394 travialexa1@hotmail.com</p> <p><b>CONTACT/RSVP INFO</b></p> <p><b>Cooking Class</b> Jennifer Logan jenniferlauralogan@gmail.com</p> <p><b>Art Classes/ Sip &amp; Paint</b> Donna Merchant 703-203-0443 donnamerchant.dm@gmail.com</p>			

## Hello neighbors!

Did you know? Besides being seasoned Realtors with over 25 years combined experience, we are also your neighbors and long time Potomac Shores residents - living right here alongside you in this wonderful community. You've probably seen us out and about individually or with our respective families at the pool, one of the awesome community events, or just walking the dog!

We want to say THANK YOU to all of the amazing Potomac Shores families and friends who have trusted either Marion or Michael individually over the years. You have permitted us to guide you through your Real Estate journeys, may it have been in Potomac Shores or other places. Some of you have trusted us

multiple times. Many of you have referred us to your families and friends, the greatest compliment you could give us!

We truly are grateful for and appreciative of your continued support and faith/trust in our ability to find great solutions for your individual Real Estate needs.

AND, because two is better than one, we have decided to partner up and give you even BETTER support and service in the years to come!

Here's to wishing you a wonderful summer with your friends and families!



**Marion Schmitt-Gonzales, Realtor<sup>®</sup>**  
Military Relocation Professional, Pricing Strategy Advisor  
PWAR top-producing agent, Cardinal Club  
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**Michael Linton - Realtor<sup>®</sup>**  
Licensed in VA and FL



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SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

<p>For more information about events and activities, please visit <a href="http://www.potomacshoresresidents.com">www.potomacshoresresidents.com</a> Email: <a href="mailto:potomacshoresdesk@gmail.com">potomacshoresdesk@gmail.com</a> 703-640-3970</p>		1	2	3 Late Night Swim 7-10pm @ Pool	4 Luau Night on the Lawn
5	6 HOA Office Closed Fitness Barn Open 7AM-5PM	7	8	9 Ladies Who Lunch 11:45am RSVP	10 Beer & Wine Club 6:30-9:30pm @ Social Barn/Event Lawn
12 Bridge Class 2-4pm @ Social Barn Lobby	13 Just Another Chapter Book Club 7pm @ Social Barn Communications Committee Meeting 7pm @ Social Barn	14	15 Board Meeting 4pm @ Social Barn Developer Update 6pm @ Zoom	16 New Resident Orientation 7pm @ Social Barn	17 18 Music on the Lawn 7-10pm
19 Bridge Class 2-4pm @ Social Barn Lobby	20 Garden Committee Meeting 7pm @ Zoom	21 Social Committee Meeting 6:30pm @ Social Barn	22	23	24 Casker's Club 6:30-9:30pm @ Social Barn/Event Lawn
26 Bridge Class 2-4pm @ Social Barn Lobby	27 Town Center Committee Meeting 7pm @ Social Barn/Zoom	28 Books Hens Club 6:15pm @ Social Barn	29	30	25 Dog Pool Party 10am-12pm @ Pool

## School Corner

This upcoming school year looks to be inching back toward normalcy! The school board and superintendent have announced full 5-day in person classes in the fall, as well as select virtual options. We have 3 wonderful schools in our immediate neighborhood with one more elementary school coming soon to the town center area. Here are a few quick facts about the schools in our Potomac Shores Neighborhood:



Prince William County Public Schools  
**COVINGTON-HARPER ELEMENTARY SCHOOL**  
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Year Constructed: 2017  
Grade level: K-5th (Public)  
Principal: Mrs. Ivania Sieiro (New this year! Former Asst Principal)  
Mascot: Cheetahs  
Address: 2500 River Heritage Blvd., Dumfries, VA 22026  
Phone: 571-466-4500  
Website: <https://covington-harperes.pwcs.edu/home>



Prince William County Public Schools  
**POTOMAC SHORES MIDDLE SCHOOL**  
Home of the Seahawks

Year Constructed: 2021 (New and set to open this year! First 3-story Middle School in the county.)  
Grade level: 6th-8th (Public)  
Principal: Mr. Joe Murgo (New this year! Former Principal at Ronald Wilson Reagan Middle)  
Mascot: Seahawks  
Address: 1785 I Woods View Drive, Dumfries, VA 22026  
Phone: 571-466-4594  
Website: <https://pwcs-potomacshoresms.ss9.sharpschool.com/>



Year Constructed: 2008  
Grade level: 7th-12th (Private)  
Head of School: Sister Mary Veronica Keller  
Mascot: Wolfpack  
Address: 17700 Dominican Drive Potomac Shores, VA 22026  
Phone: (703) 445-0300  
Website: <https://www.jpthegreat.org/>

**CLASSIFIEDS** **ANDY'S LANDSCAPING & GUTTER CLEANING** - We are a small local business serving the community for over 15 years. Services include: lawn mowing, mulching, tending flower beds and weeding, power washing (houses, decks and driveways), fences, decks, paint (exterior and interior), replace trim, gutter cleaning, retaining walls, walkways, junk removal, leaf removal, no job too small. Free estimates call Andy 703.200.0208.



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# PWC Recycling

By Kerri Pagel



Due to increasing processing costs and a shrinking market for some recycled materials, Prince William County made changes to what materials can be recycled through residential curbside collection programs in 2019. Of note, glass and plastics #3 through #7 have been eliminated from curbside pickup. Continuing to include non-recyclable items in your curbside collection bin increases the likelihood that a load of recycling will be considered “contaminated” and rejected by the processing facility. Local residents can help control the cost of recycling and increase the percentage of material actually recycled by knowing these new guidelines.

## How should you prepare your recycling for curbside collection?

- Do not place recyclables in a plastic bag – These bags jam processing equipment and increase labor and equipment cost (drive up the cost of recycling)
- Do not put plastic bags in curbside recycling bins- these should be dropped at store collection bins (*Shoppers, WalMart, Wegmans all have collection bins in their entrances*)
- All materials placed in recycling containers should be empty, clean, dry and loose
- “If in doubt, leave it out!”

Material	Example	Recycled at Curb?	What to do?
<b>Aluminum and Steel Cans</b>		YES	Clean and air dry- place loose in curbside bin
<b>Aluminum Foil and Trays</b>		YES	Clean and air dry- ball up foil and place loose in curbside bin
<b>Mixed Paper</b>		YES	Remove any plastic bags and Flatten boxes to minimize space- place in curbside bin
<b>Cardboard</b>		YES	Remove tape and packing material. Flatten boxes to minimize space and place in curbside bin
<b>Plastic bottles and jugs (#1 and #2)</b>		YES	Clean and air dry- place loose in curbside bin
<b>All other plastics (#3 - #7)</b>		NO	Place in Trash
<b>Aseptic Cartons</b>		YES	Empty and rinse. Remove and discard the plastic bag bladder inside wine carton before recycling
<b>Plastic Bags</b>		NO	Drop off at Grocery Store collection bin (#2 and #4 are accepted)
<b>Glass Containers</b>		NO	Clean, air dry and deliver to <b>purple</b> collection bin at landfill
<b>Styrofoam</b>		NO	Styrofoam containers can be disposed in trash. Peanuts may be accepted at UPS facility for reuse. Bag if disposing to prevent spillage

## Items requiring Special Handling

- Homeowners can bring hazardous household items such as fluorescent bulbs, batteries, paint, electronics and chemicals to the landfill for special handling.
  - These items should never be placed in the regular recycling container
- Residents overall should consider reducing their waste as a first step to minimizing their impact to the environment.
- Effective October 2021 there will be new requirements for yard waste disposal:**
- Once the program starts, residents may place yard waste in biodegradable paper yard waste bags, or a personal container labeled for “yard waste.” The

collected yard waste is converted into a soil amendment product at the recently expanded Balls Ford Road Compost Facility versus landfilled. In addition to yard waste collection, residents will also have access to Christmas tree recycling during the first two weeks of January each year.

## Some of the benefits of a separate yard waste collection are:

- Diverts yard waste from the County landfill, which expands the landfill life by 10-15 years.
- Increases the County's recycling rate.
- Improves the quality of the compost product.
- Provides more dependable collection of yard waste material.



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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 totes, 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 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 the Fitness Barn front desk.

### Fitness Barn Hours

Monday/Thursdays **6:00am to 9:30pm**  
Tuesday/Wednesday/Friday **6:00am to 9:00pm**  
Saturdays/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, Alaya Hamilton  
[AHamilton@cmc-management.com](mailto:AHamilton@cmc-management.com)

### 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)

# Happy Summer Potomac Shores!

The last fourteen months were tough for all. It feels so good to see everyone again.

We wish you a safe and joyous summer, gathering with family, friends and neighbors.

If you see us at the pool or event or out and about in the community, please say hello!

**If you have a real estate question. Don't think twice...just give us a call.**

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