

POTOMAC  
SHORES



SPRING 2022

# 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  
4800 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: Mary Louise Koehl, Chair  
gardenspotomacshores@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  
Quantic Noise Advisory

<https://www.quantico.marines.mil/Info/Noise-Advisories/>

### 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 SUMMER 2022 Issue of The Front Porch is **JUNE 15**

**EDITORIAL, PHOTOS** ...Please send all info to:

Sara Cruz, Community Manager  
scruc@cmc-management.com AND

Daiane Studzinski, Asst Manager/Activities Director:  
dstudzinski@cmc-management.com

**ADVERTISING** ... Please contact Imagery - 703.723.3400  
MaryPat - Imageryads@aol.com

or Download contracts from [www.ImageryPrintVa.com](http://www.ImageryPrintVa.com)

## OFFICIAL QUARTERLY PUBLICATION OF THE POTOMAC SHORES RESIDENTIAL ASSOCIATION

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# Manager's Message

By Sara Cruz



I hope you all had a wonderful winter. We are eager for the warmer months and fun ahead!

The Multipurpose Court is open for Potomac Shores Residents at the Shores Club! There are two half-court basketball courts, a pickleball and tennis court. The courts are first come, first serve for residents. Please be sure to have

your Potomac Shores badge with you to gain access to the courts through the gate. The courts are open 6:00 AM - 9:00 PM.

Also, with spring here and summer quickly approaching, please remember to get your architectural applications in as soon as possible! Any exterior modification to your home requires a Design Review Application be submitted to the Architectural Committee for review/approval. Blank applications can be found on the website and are due by the 1st and 15th of every month. Upon receipt of a completed application, the committee has up to 45 days to review. Please do not wait and get your applications in early so your home improvement projects are not delayed. Alaya Hamilton is our on-site Covenants Administrator and is here to assist you through the process. Alaya's e-mail is [AHamilton@cmc-management.com](mailto:AHamilton@cmc-management.com) and her office is located in the Fitness Barn.

## 2022 ACCESS BADGE INFORMATION

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

There will not be 2022 stickers for pool passes.

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

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

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

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

We included lots of helpful information such as how to make HOA payments and how to order Resale Disclosure Documents in this newsletter. If you have any other 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).

# ASSISTANT Manager/ ACTIVITIES DIRECTOR MESSAGE

By Daiane Studzinski



Happy Spring! I am looking forward to the warmer and brighter days ahead.

The Social Committee and I have been working to plan many fun events for you all this spring and summer. Make sure to keep an eye out on the email blasts to make sure you don't miss out!

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



## Volunteer Appreciation Event

On January 14th, we hosted our annual Volunteer Appreciation Event for all our wonderful volunteers at the Social Barn. We had drinks and food was catered by Tidewater Grill. Potomac Shores Residential Association has over 65 committee members and volunteers that help make this community the great place it is. These devoted residents volunteer to lend their talents and time by working on a variety of projects and events to make Potomac Shores the destination of a lifetime.

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

**Thank you Volunteers!**





# covenants corner

By Alaya Hamilton

Goodbye Winter! Birds are singing, and flowers are starting to bloom, must be springtime again! Time to tune up your mower, clean up debris and start mowing -Oh My! It is recommended to wait until your grass is at least three inches high. Here are some ideas for home improvement projects to do this spring:

- Replace or Clean Your Gutters
- Power Wash Your Home and Driveway
- Trim Your Trees
- Build a Patio -A Design Review Application is required
- Screen in Your Porch - A Design Review Application is required
- Build a Backyard Playhouse for the Kids - A Design Review Application is required

### Friendly Reminders:

- Please visit: [www.cmc-management.com](http://www.cmc-management.com) -to place an order for any of the products (Resale Package, Lender Questionnaire, Financial Statement etc.) for sale or refinance. You will need to register with Community Archives if you are a first-time user and if you have any difficulties placing the order and/or navigating through the website please contact Community Archives Customer Service at 1-800-995-0682.

- Please be advised applications are due the 1st and 15th of every month. The Architectural Committee reviews complete applications within 45 days of receipt. Incomplete applications will be returned to the applicant along with a list of information needed to be considered for review. I highly recommend applying at least a month in advance of projected start date. We do not expedite any application results. You could email me your application and supporting documents at [ahamilton@cmc-management.com](mailto:ahamilton@cmc-management.com). We do not offer an online payment method for the \$35 application fee. You must pay by check or card. Check payments should be made payable to Potomac Shores RA.

- Please remember the parking of commercial, recreational, and inoperable vehicles is prohibited within the community.

- Please remember trash and recycling containers should not be in view on non-collection days. Trash collections days are Monday and Thursdays. Recycling is on Thursdays. Yard Waste collection days are Monday.

### Updated Supplemental Guidelines

Please know that the Board of Directors approved minor edits to the Supplemental Design Guidelines at the March meeting. The revised guidelines can be found on the website at [www.potomacshoresresidents.com](http://www.potomacshoresresidents.com).

Please be sure to note the new guidelines for basketball hoops. Portable basketball hoops are permitted provided that they are removed and stored out of sight when not in use. Portable basketball set-ups cannot be located in such proximity to the road that players will interfere with traffic or otherwise create an unsafe environment for pedestrians or drivers alike. Basketball hoops are not permitted in streets or alleyways.

## House of the Quarter:

17199 BRANCHED OAK ROAD

Thank you to the delightful homeowners of 17199 Branched Oak Road for providing such vividly stunning pictures. The perfect example of a well-maintained flowerbed and lawn that produces a visual and aromatic enjoyment. Thank you for continuing to preserve the beauty of Potomac Shores. Keep up the good work!

Kudos!



POTOMAC SHORES GOLF CLUB

# Tidewater

GRILL

<p>Discounted annual golf passes for residents</p> <p>Golf lessons for groups or individuals</p> <p>Golf shop featuring high-quality logoed apparel</p> <p>Jack Nicklaus Signature golf course</p>	<p>Full-service restaurant open to the public</p> <p>Happy Hour Monday - Thursday 4 pm - 7 pm</p> <p>LIVE music every Thursday</p> <p>Weekend Brunch</p> <p>Call 571-383-3055 for reservations</p>
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**Potomac Shores Golf Club and Tidewater Grill aren't just for golfers. We are here to serve the entire community**

[www.PotomacShoresGolfClub.com](http://www.PotomacShoresGolfClub.com)  
 1750 Dunnington Place  
 Dumfries, VA 22026



# Let's Talk About The Market Christine M. Weedon

703.249.9743

christine-weedon@kw.com

~ REALTOR, MRP (Military Relocation Professional) ~ Potomac Shores Resident Since 2014  
~ Military Relocation Specialist and Navy Spouse

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

## Potomac Shores Real Estate

The resale market in Potomac Shores continues to be very active! As of December 14th, there are currently 5 homes active on the market, and 15 homes that are under contract or pending. Below is information on the 19 homes that closed this past quarter.

\*SqFt  
\*Seller

### PROPERTIES SOLD

12/14/2021 - 3/14/2022

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

Address	Close Date	Beds	Baths	Finished*	List Price	Sold Price	Subsidy*	DOM
16992 Takeaway Lane	12/21/2021	4	3/1	4,438	\$ 850,000	\$ 860,000		5
17559 Spring Cress Drive	2/15/2022	4	4	3,464	\$ 765,000	\$ 749,900	\$ 14,000	54
17166 Sea Skiff Way	2/28/2022	4	2/1	2,964	\$ 665,000	\$ 695,000		0
17040 Takeaway Lane	1/14/2022	5	3/1	3,216	\$ 699,900	\$ 680,000		9
2328 Harmsworth Drive	1/18/2022	4	3/1	2,881	\$ 699,990	\$ 685,000		19
17115 Belle Isle Drive	1/28/2022	6	5	6,037	\$1,100,000	\$1,015,700		67
17152 Belle Isle Drive	12/14/2021	6	5	5,378	\$ 925,000	\$ 915,000	\$ 13,000	94
18008 Red Cedar Road	12/17/2021	4	3/1	2,438	\$ 560,000	\$ 550,000	\$ 11,000	24
17253 Herring Gull Lane	2/14/2022	4	3/1	2,310	\$ 625,000	\$ 620,000	\$ 6,200	8
2517 Sweet Clover Court	2/23/2022	4	3/1	3,330	\$ 729,000	\$ 740,000		4
17984 Woods View Drive	2/28/2022	4	2/1	4,453	\$ 775,000	\$ 790,000		7
18030 Stump Street	3/1/2022	6	4/1	5,722	\$ 899,900	\$ 912,250		9
17989 Woods View Drive	1/10/2022	4	3/1	3,715	\$ 699,000	\$ 692,000	\$ 2,500	10
2117 Hemlock Bay Road	2/22/2022	4	3/1	2,078	\$ 505,000	\$ 530,000		2
17235 Branched Oak Road	12/15/2021	4	3/1	2,832	\$ 674,900	\$ 674,900		4
2143 Hemlock Bay Road	1/27/2022	3	2/2	2,120	\$ 500,000	\$ 500,000	\$ 10,000	15
1594 Meadowlark Glen Road	2/8/2022	3	2/2	2,292	\$ 575,000	\$ 580,000		41
2713 Cockspur Lane	2/24/2022	4	2/1	3,749	\$ 715,000	\$ 715,000	\$ 10,000	1
17762 Kingfisher Isle Road	3/2/2022	4	3/1	2,588	\$ 649,999	\$ 642,500	\$ 1,050	13

What's to come  
this Spring?  
Give me a call.  
I'd love to talk with you.  
About Christine...

"Christine is an amazing realtor. She not only helped us find our dream house but also helped us sell our first family house. She is very professional and knows the market. Our house had an offer just 4 days after being on the market. She is meticulous when it comes to photos and staging to ensure your house shows its value. I would highly recommend her to anyone looking to buy or sell a house in Potomac Shores.."

~Lori G.

## Spring Maintenance Checklist

Nearly all homeowners love to see spotless windows for that first sunny 70-degree day. But maintenance aimed at various structures, appliances, and systems within the home is, arguably, just as important. Follow this spring maintenance checklist to ensure your home is in optimal condition for the rest of the year.

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

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

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

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

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

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

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

Contact me for a great window cleaning, gutter cleaning, and power washing referral.



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



# THE SHORES CLUB NEWS

## Activities

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

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

**KENPO KARATE-** Saturdays at 9:00am and every other Wednesday from 6:30-8:30pm  
Sensei Bill Berry, 571.481.8703

**CARDIO KICKBUTT KICKBOXING-** Tuesdays at 7:30pm  
Antonio Wadley, 571.989.3005, [fivestarfellas@gmail.com](mailto:fivestarfellas@gmail.com)

### CLUB RIZE – LADIES ONLY FITNESS CLUB

Zumba - 2nd and 4th Monday at 6:30pm  
Night Club Workout – 1st Friday at 7:30pm  
Pamela Reynolds, [preynolds@wowfitnessllc.com](mailto:preynolds@wowfitnessllc.com)

**TAI CHI** - Wednesdays from 5pm-6pm  
Jorge Banales, [taichijab@aol.com](mailto:taichijab@aol.com), 703.568.6932  
RSVP to Jorge Banales required

**MASSAGE THERAPY-** Tuesday – Thursday 9am-8pm  
Fridays 9am-4pm / Saturdays 9am-1pm - *By Appointment Only*  
David Morris, 703.895.2214, [www.escapemassaged.com](http://www.escapemassaged.com)

### APPEAL FITNESS WELLNESS SERVICES

Wellness services include: metabolic testing services, nutrition (family and goal based) and movement therapy (animal flow, yoga, functional movement). Contact Augustus at [augustus@appealfitness.net](mailto:augustus@appealfitness.net) or 202-509-3406 to schedule an assessment.

### PERSONAL TRAINERS-

Ryan Shepard 571-358-2422, [contact@atwillfitness.com](mailto:contact@atwillfitness.com)  
Vicki Burnett, 703-203-9380, [vbfitness.solutions@gmail.com](mailto:vbfitness.solutions@gmail.com)  
Antonio Wadley, 571-989-3005, [fivestarfellas@gmail.com](mailto:fivestarfellas@gmail.com)  
Push Fitness, LLC, 571-494-1710, [lifewithpush@gmail.com](mailto:lifewithpush@gmail.com)

### CHILDREN & ADULT ART CLASSES-

**Children's Art Classes** Ages 5-9: Wednesdays 5-6:30pm  
**Monthly Paint Parties** are also held at the Social Barn once a month Fridays. Donna Merchant, [donnamerchant.dm@gmail.com](mailto:donnamerchant.dm@gmail.com)

### POWER TOTS GYMNASTICS/YOGA-

Classes held on Monday afternoons in the Kids Club, 5:00 pm- 6:45 pm. For ages 18 months-8 years old. Contact [jamie@powertotsinc.com](mailto:jamie@powertotsinc.com) with any questions, visit the Power Tots Website at [www.powertotsinc.com](http://www.powertotsinc.com) to enroll.

### KIDS SOCCER TRAINING

Classes held on Thursday afternoons on the Event Lawn from 5:30-6:30PM. Classes start April 7th. Contact Coach Leo at [josephmora28soccer@gmail.com](mailto:josephmora28soccer@gmail.com) / 703-986-7684 to register.

**ASTROLOGY CHART READING CLASSES-** Astrologer Dave Shipman- [astrologyathome@gmail.com](mailto:astrologyathome@gmail.com), 703.508.5724

## Cardio Kickbutt Kickboxing In-person Group Fitness Class



Check out this FUN, calorie kicking, cardio pumping workouts for losing weight, getting lean, and building great endurance.

### WHAT TO EXPECT: CARDIO KICKBUTT KICKBOXING

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 MIN PROGRAM:

- ❖ All Fitness Level
- ❖ Aerobic Training
- ❖ Warm-up
- ❖ Low – High Intensity
- ❖ Endurance Training
- ❖ Cool-down

#### High Quality Fitness At A Great Low Cost:

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](https://cash.app/fivestarfellas)
- ❖ Venmo: [@fivestarfellas](https://venmo.com/fivestarfellas)
- ❖ Zelle: [fivestarfellas@gmail.com](mailto:fivestarfellas@gmail.com)
- ❖ PayPal: [fivestarfellas@gmail.com](mailto:fivestarfellas@gmail.com)

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

#### HOW TO SIGN UP:

Signing up online means you are guaranteed a spot in the class if it reaches capacity.

Direct link to the Cardio Kickboxing 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 Five-Star Fellas on Eventbrite.

**Contact:** Phone: Text 571.989.3005

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

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

InstaGram: [@fivestarfellas](https://www.instagram.com/fivestarfellas) YouTube: [@fivestarfellas](https://www.youtube.com/fivestarfellas)

# Personal Trainers At Potomac Shores

## Five-Star Fellas

Five-Star Fellas is a Fitness Lifestyle Service provider that operates primarily on a functional fitness platform. We develop dynamic fitness programs in order to produce the most natural results, lasting client program ownership, and lifetime fitness relationships. Our mission is to plant the seed of your 'desire to succeed' and cultivate it to fruitful results of success. We provide clients with the service and support needed to take themselves to the next level of their success and lead a great fitness lifestyle.



**FIVESTARFELLAS**

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Five-Star Fellas offers a number of fitness services and programs that will help with weight loss, lean muscle, increased speed, agility, balance, coordination, strength, conditioning, endurance, flexibility, power, and accuracy. We offer the best "WIN - WIN" fitness packages, programs, and training in the area with lower prices, higher quality, real fitness, and real results.

## Fitness Solutions-Get Moving, LLC

By Vicki Burnett



Hello Posho! This is Vicki, Owner and Operator of Fitness Solutions-Get Moving, LLC. I am a Personal and Group Fitness Trainer that has serviced Potomac Shores for over 4 years. It has been my honor and privilege to have serviced over 70 residents through PT and Classes! I have worked with ALL populations: children, young adults, mature adults, diabetes, knee and hip replacements, back pain/surgeries, MS, high cholesterol, high blood pressure, low blood pressure, overweight, underweight, pre and post-natal....and more. I would love to guide you to your goals! (Alternative training options include: In home, outside, and virtual).

Contact me for a thorough free consultation with no obligation! I look forward to meeting you. ALL FITNESS LEVELS WELCOME.

Vicki Burnett - Fitness Solutions-Get Moving, LLC.  
vbfitness.solutions@gmail.com

*Your Health IS your Wealth!*

# Art Classes / Sip & Paint at the Shores Club!

Hello everyone, we sure have been enjoying a lot of art adventures lately! My after school Wednesday art class (ages 5-9) has been averaging between 12-15 children per week. We've been doing drawing, painting and paper sculpture activities, playing art games and even playing outdoors before art class!

I've also been having a great time with the residents who have participated in my monthly Paint and Sip parties at the clubhouse. (Be sure to contact me if you have an interest in hosting your own in-home paint party for children or adults. I will be glad to bring the party to you).

Follow me, Pencils and Paints LLC, on Instagram and Facebook for more photos of recent children's classes and paint parties. I'm very happy to be celebrating my 5th year teaching art with the residents of Potomac Shores. It's a pleasure to offer weekly art classes and parties for you all.

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



# Power Tots

Power Tots has been offering Gymnastics and Movement classes on Monday afternoons for children ages 18 months to 10 years of age since fall 2020. Classes began outdoors on the Event Lawn and have moved indoors to the Shores Kids Club! Classes continue to fill up quickly, and the kids are having so much fun!

Power Tots offers exciting programs in a safe, fun, and positive environment. We set our standards high by offering instruction that is never competitive and always encouraging. Our programs start with basic skills and we introduce more advanced options as children progress. During this unique time, our instructor, Jamie Weaver, also takes extra safety precautions to keep the kids and families safe. Everyone is having their temperature checked with a touchless thermometer and everyone must sanitize/wash their hands upon arrival and dismissal of class. Mrs. Jamie is frequently wiping down our mats, and sanitizing her hands between classes to help prevent the spread of germs. We are following CDC guidelines when it comes to masks, and more information can be found in the description of classes when enrolling.

Our indoor Spring session is running from Monday, April 18, 2022- June 13, 2022. We will be offering a short summer session as well from Monday, July 11, 2022- August 8, 2022. Keep a lookout in your Potomac Shores emails for more information. If you're interested in joining you can enroll at [powertotsinc.com](http://powertotsinc.com) or contact [info@powertotsinc.com](mailto:info@powertotsinc.com) for more information!





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Your Local Dog Walkers for over 14 years

Interested in dog walking as a job? Give us a call or email us as we are looking for mature individuals to join our team. It is a great job for stay at home parents or if you are retired.

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- Pet Transportation
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- Free Online Scheduling
- Free GPS Locators
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*We are Pet Lovers and Offer The Best Rates & Service*

**703-878-2768**

[allbreedsdogwalking.com](http://allbreedsdogwalking.com)

[Pets@allbreedsdogwalking.com](mailto:Pets@allbreedsdogwalking.com)

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## HISTORIC DUMFRIES TRAIL WALKS APRIL AND MAY 2022

Do you want know more about the important historical events that occurred here in our own backyard - including during the pre-colonization period, the Revolutionary War, and the Civil War – while also enjoying the beautiful Potomac Shores trails? Join us for **our Historic Dumfries Trail walks** in April and May, led by the local historical organization Historic Dumfries. All ages are welcome. There are four opportunities to participate in April and May:

**On Saturday April 2 at 1pm and on Sunday April 10 at 1pm**, the historical walks will cover the general history of Cherry Hill Peninsula. **On Saturday May 14 at 1pm and on Saturday May 28 at 1pm** the walks will focus on more specific periods of history in the area.

## SPRING TRAIL CLEAN-UP – APRIL 23

On Saturday April 23, 2022 (the day after Earth Day!), the Trails committee will host the annual Potomac Shores Community **Trail Clean-Up** event. This will be an opportunity for Potomac Shores residents and families to enjoy the outdoors and explore our beautiful trails while cleaning up the environment and our neighborhood.

## SPRING TRAIL FUN RUN - MAY 7

On Saturday, May 7, 2022, the Trails Committee will host the first **Potomac Shores Community SPRING Trail Fun Run**. Following the successful Fun Run event last fall, the committee would like to invite you to this spring-time Fun Run which promises to be even more fun. The event is geared toward families and runners and walkers of all ability levels and aims to introduce or re-introduce you to our beautiful Potomac Shores trail network.

**Please watch your email and the Potomac Shores Facebook page for further details about these events.**



# GARDENING & GREENHOUSE

By Bill Murphy

As winter melts into spring, the GGC is sponsoring an April 23<sup>rd</sup> Earth Day Celebration in the garden. This is a perfect time to meet your garden neighbor. We will provide free compost to re-ingenerate your garden plot after the long winter and refreshments for all gardeners. The GGC members will be present to assist you and answer questions you may have. Pictures are from last year's Earth Day Celebration 2021.

As Covid-19 fades into history the GGC hopes to revive other garden learning and social activities to include lectures with guest speakers from the Virginia Cooperative Extension and an end of the summer potluck dinner. We are also continuing our Garden and Greenhouse Newsletter, which goes out once a month to the PoSho community.

If you visit the PoSho Facebook page / Garden Club, you will find two excellent power points. Tomatoes 101 which will explain what you need to know as you purchase you tomato seeds and plants. Also posted is another power point: 12 Steps to a Greener Lawn.

Soil test kits from the Virginia Cooperative Extension are available at the Fitness Barn. A green sheet with an explanation on how to collect your sample is included. There is a fee.

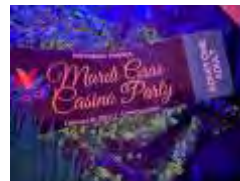
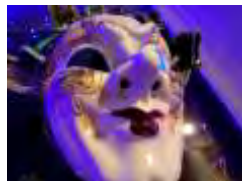
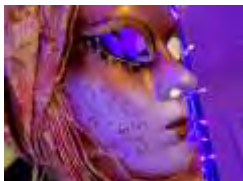
For 2022 the GGC members are: Mary Lou Koehl and Meghan Corbett (Co-Chairs), Melissa Hopkins (Secretary), Bill Murphy (Treasurer), Tanner Fain (Greenhouse Manager), Robert Lytle, Sus Chatelain, Anna Maria Larson. We are losing Tanner Fain over the summer. Tanner has done a terrific job in managing our greenhouse and will be sorely missed.

We are allowed nine members on this committee and with Tanner's departure we will have only seven people on the committee. As you sign up for a garden plot, please give consideration to join the GGC. The GGC meet in the third Monday of the month at 7:00.

## SOCIAL

### Mardi Gras Casino Night

The Potomac Shores Social Committee began the year of events for 2022 with our Mardi Gras Casino Night. We had a full house for this event, all the tickets sold out and we even had to turn down residents who would have liked to come. The night sparkled in gold and was colored in the traditional Purple and Green colors that covers the streets in New Orleans for Fat Tuesday. Many different types of elaborate Mardi Gras Masks helped make this event look stylish and charming. While we were given plenty of food to fill up on from The Tidewater Grill's, Chef Paul. No one walked away hungry or dissatisfied with the many Louisiana Cajun favorites like Jambalaya, Tasso Dirty Rice, Crawfish, Shrimp and Grits with Andouille, Blackened Grilled Wings, King's Cake and Banana's Foster. Plenty to dine on, we were dancing the streets of New Orleans while the casino games gave this party plenty of excitement. A very exciting night at the Social Barn with dancing, dining, prizes and games. Happy Fat Tuesday, Potomac Shores, see you for our Bunny Event where we can once again indulge in chocolates and sweets; we'll provide the sweets (wink-wink.)



## St Patrick's Casino Party

The Social Barn was filled with the "luck of the Irish" at the Potomac Shores St. Patrick's Day Party held on Saturday, March 19th, hosted by our fantastic Social Committee.

Chef Paul and the Tidewater Grill crew prepared a feast fit for a leprechaun with corned beef and cabbage, shepherd's pie, smoked salmon, beer cheese and pretzels, and other decadent dishes. Josh ran a fantastic bar and ensured the whiskeys, Guinness, and green margaritas were flowing all night!

DJ Renzo kept the beats flowing and the dance floor going as Potomac Shores' biggest high rollers tested their luck and wits at the craps, poker, and blackjack tables.

Prizes were awarded to the three biggest winners, and one lucky leprechaun struck gold in the raffle. All had a good time at one of the year's best parties!

A very special thank you goes out to Sharon Duncan for gracing attendees with her powerful rendition of Fantasia Barrino's "Lose to Win" and letting us celebrate her milestone birthday.



## Social Committee Upcoming Events

Below are dates of our upcoming events!  
We hope to see you there!

- April 9 Easter Bunny Visit
- April 23 Movie Night on the Lawn
- May 7 Cinco de Mayo
- May 28 Memorial Day Blast
- June 3 Late Night Swim
- June 11 Guy's/Gal's Day
- June 25 Independence Day Celebration
- July 1 Late Night Swim
- July 16 Music on the Lawn

COMMITTEES ... COMMITTEES ... COMMITTEES ... COMMITTEES ... COMMITTEES ...



# Brown Sugahs of PoSho

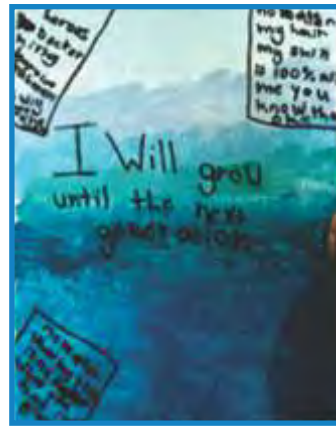
By Karen Bennett

The Potomac Shores' Brown Sugah group proudly sponsored a Black History Month Art Contest. Participants were asked to submit artwork that portray how celebrating black history inspires them. Wow, the submissions were incredibly creative. The artwork presented by the kids were displayed at the Fitness Barn during the month of February. I hope you had a chance to go by and view their work.

The winner of the art contest was **Bella Smith-Mayen**. Thank you to all of our participants for your amazingly creative work.

In addition to the submitted artwork, 3 display boards presented articles of Black History's Legacy, Past and Present, and Future. The boards provided a brief summary of various notable Black Americans along with a QR code allowing one to search for further information. The articles included information about Iconic Black Americans, First Black Astronauts, Black Wall Street and a quote from Frederick Douglas. Also included was an article on Northern Virginia's own Carylee Carrington an author promoting diversity in reading for children. It was additionally pleasing to display articles about 16 Young Black Americans who are making history now through the Arts, Sports, Science & Technology and Politics. They are our future!

Below are photos of the Black History Month's artworks and display boards.



**Sophia Matsumoto**  
- 3rd Grade -



**Bella Smith-Mayen**  
- 4th Grade -  
**WINNER**



**Willow Deweever**  
- Kindergarten -



**Asher Blouin**

## Celebrating Black History Month Art Contest



**Victoria Lusk**  
- 4th Grade -



**Karsyn Smith**



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Stay Connected! 

# DEVELOPER UPDATE

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

- 1,765 homes in the community have been sold, 1,558 of which have settled or closed.
- The multi-purpose court at the Shores Club is complete and open for Potomac Shores residents. The final landscaping will be installed within the next few weeks.
- The Southern Neighborhood pool located in Land Bay 5-2 on River Heritage Blvd is anticipating a summer 2023 opening. The design is at the County for permit review and hoping to start construction this summer. It will be a family friendly pool with a 3,000 square foot building.
- The work on Phase 2 trails in the southern neighborhood is ongoing.
- Another Warrant Study was conducted in November for a traffic signal at Potomac Shores Parkway and River Heritage Blvd. The results was there is still not enough volume.
- The construction of Land Bay 5 is ongoing. Pulte Homes in the Town Center has home construction underway. The stacked condos/townhomes on the south side of Dunnington Place will start home construction mid-2022. The Dunnington Place widening is ongoing and expected to take another 60 days +/- to complete.
- Renovations are ongoing at the Rivershore Restaurant and the plan is to reopen this summer. An official announcement will be made when the time gets closer.
- For the Offsite Parkway, the plans are still under review with the County, with approval anticipated by second quarter of 2022. The developer closed on the "junkyard" property and still have a few smaller acquisitions to complete prior to

plan approval. Utility relocation work will begin in the second quarter of 2022 and construction to begin in the third quarter of 2022.

- KLN B Leasing Team continues to speak with interested restaurant operators for the Station House and marketing for the Office Land. The team coordinates with County Economic Development to attract commercial users. The Town Center Infrastructure plan was approved in January and they just received the permit. Road construction is underway in Block 3. Clearing and earthwork will begin for the middle and southern half of the Town Center in about 60 days. The Town Center home building and road construction will help attract commercial users.
- For the Virginia Railway Express (VRE) Station, the parking garage site plan was approved in December and just obtained the permit, but the start is on hold for the Station Plan. The Parking Garage Building Plan is in final review stage. The Station Plan is in final review stage at PWC and VRE. The developer received substantial comments from CSX in January and then from DRPT and VPR in March. Site work on the garage will begin as soon CSX, VRE and VPR approve station plans.

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

## COMMUNITY RECYCLING

**YARD WASTE** (3ft) **RECYCLING** (3ft) **TRASH** (10ft)

**Tree Limbs or Brush**  
These should be bundled with rope or wire. Limbs can be no longer than 4ft in length and 3in thick in diameter.  
We will accept up to 10 bundles of brush per household per pickup.

**Grass Clippings and Leaves**  
Please place in rolled-up biodegradable bags. Do not bagged in a personal container clearly marked as "Yard Waste".  
We will accept up to 6 bags per household per pickup.

**Trash and Recycling Toler**  
It is important to keep your tolers 2ft apart and 10ft from any obstacles such as mailboxes, cars, lamp posts, or power lines.

**THESE ITEMS ARE NOT ACCEPTED!**

ROCKS, CONCRETE, TIRES, STumps, TREE STUMPS, MISC.

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### Trespass by animal

It is unlawful for the owner/custodian of an animal to allow the animal to trespass on the property of another after being asked by the owner/tenant of the property not to allow the animal to trespass. Please refer to PWC Code Sec. 4-4.

### 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. Please refer to PWC Code Sec. 4-23.

### Urinating or defecating on the property of others or public property

It is unlawful for the owner of a dog to allow it to urinate or defecate on the private property or on publicly owned property. Please refer to PWC Code Sec. 4-11.



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SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

<b>CONTACT/RSVP INFO</b> Art Classes/ Sip & Paint Donna Merchant donnamerchant.dm@gmail.com 703-203-0443		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 Neighborhood Watch Meeting 7pm @ Social Barn BAM Book Club 7pm @ Zoom	6 Bridge Club 7pm @ Social Barn Lobby Fairways Parking and Traffic Committee Meeting 6PM @ Zoom	7	8 Casker's Club 6:30-9:30pm @ Social Barn	9 Easter Bunny Visit @ 10AM
10	11 Just Another Chapter Book Club 7pm @ Zoom Communications Committee Meeting 7pm @ Kitchen/Zoom	12	13	14	15 Sip & Paint 6:30PM @ Social Barn Kitchen	16
17	18 Garden Committee Meeting 7pm @ Social Barn	19 Social Committee Meeting 6:30pm @ Social Barn	20 Bridge Club 7pm @ Social Barn Lobby	21 New Resident Orientation 7pm @ Social Barn	22  Earth Day Beer & Wine Club 6:30-9:30pm @ Social Barn	23 Movie Night on the Lawn 8PM @ Event Lawn
24	25 Town Center Committee Mtg 7pm @ Social Barn/Zoom	26 Books Hens Club 6:15pm @ Social Barn	27	28	29	30

## Earth Day 2022 Friday, April 22nd



Earth Day is an annual event celebrated around the world on April 22 to demonstrate support for environmental protection. It was first celebrated in 1970 and popularity has since grown to include events coordinated globally by the Earth Day Network and in more than 193 countries.

On Earth Day 2016, the landmark Paris Agreement was signed by the United States, China, and some 120 other countries. This signing satisfied a key requirement for the entry into force of the historic draft climate protection treaty adopted by consensus of the 195 nations present at the 2015 United Nations Climate Change Conference in Paris.

Numerous communities celebrate Earth Day Week, an entire week of activities focused on the environmental issues that the world faces.

### Did You Know?

- The first Earth Day was April 22<sup>nd</sup>, 1970
- Started as a day where people came together and focused on environmental education and awareness
- “Father of Earth Day” was Gaylord Nelson, a Wisconsin Senator who saw the importance on limiting and reducing pollution
- Nelson called for a peaceful march to bring attention to environmental issues

### Ways To Celebrate Earth Day

- Participate in a “roadside cleanup”
- Start a garden or plant a tree
- Learn about native plants & animals
- Research recycling & pollution reduction techniques
- Find sustainable substitutes for an item you currently use
- Watch an Earth or Nature documentary
- Donate to a charity
- Gather neighbors for a neighborhood beautification day!

As the world is going through tough times, let's pledge together to save this Earth with the best practices.

Happy Earth Day



## CLASSIFIEDS

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3 <b>Neighborhood Watch Meeting 7pm @ Social Barn</b> <b>BAM Book Club 7pm @ Zoom</b>	4 <b>Bridge Club 7pm @ Social Barn Lobby</b> <b>Fairways Parking and Traffic Committee Meeting 6PM @ Zoom</b>	5	6 <b>Sip &amp; Paint 6:30PM @ Social Barn Kitchen</b>	7 <b>Cinco de Mayo 4-7PM @ Event Lawn</b>
8	9 <b>Just Another Chapter Book Club 7pm @ Zoom</b> <b>Communications Committee Meeting 7pm @ Kitchen/Zoom</b>	10	11	12	13 <b>Casker's Club 6:30-9:30pm @ Social Barn</b>	14
15	16 <b>Garden Committee Meeting 7pm @ Social Barn</b>	17 <b>Social Committee Meeting 6:30pm @ Social Barn</b>	18 <b>Bridge Club 7pm @ Social Barn Lobby</b>	19 <b>New Resident Orientation 7pm @ Social Barn</b>	20 <b>Beer &amp; Wine Club 6:30-9:30pm @ Social Barn</b>	21
22	23 <b>Town Center Committee Meeting 7pm @ Social Barn/Zoom</b>	24 <b>Books Hens Club 6:15pm @ Social Barn</b>	25	26	27	28 <b>Memorial Day Blast 12-3PM @ Event Lawn</b>
29	30 <b>Memorial Day HOA Office Closed</b>	31	Art Classes/ Sip & Paint Donna Merchant donnamerchant.dm@gmail.com - 703-203-0443			

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5	6	7 Neighborhood Watch Meeting 7pm @ Social Barn  BAM Book Club 7pm @ Zoom	8	9	10	11 Guys & Gals Day 11AM-2PM @ Social Barn
12	13 Just Another Chapter Book Club 7pm @ Zoom  Communications Committee Meeting 7pm @ Kitchen/Zoom	14	15 Board Meeting 4pm Social Barn Developer Update 6pm @ Zoom	16 New Resident Orientation 7pm @ Social Barn	17 Beer & Wine Club 6:30-9:30pm @ Social Barn	18
19	20 Garden Committee Meeting 7pm @ Social Barn	21 Social Committee Meeting 6:30pm @ Social Barn	22	23	24	25 Independence Day Celebration 7PM @ Event Lawn
26	27 Town Center Committee Meeting 7pm @ Social Barn/Zoom	28 Books Hens Club 6:15pm @ Social Barn	29	30		

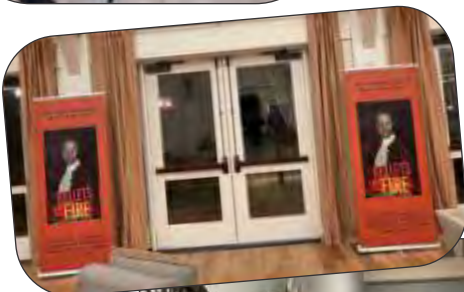
## BAM BOOK CLUB



On behalf of Edward Roy, Author of *Bullets in the Fire-The Saga of New York Red*, The Black Authors Matter Book Club (BAM) wishes to thank all members of the Potomac Shores Community who came out to support his book signing on December 9, 2021. A special thanks to David and his staff from the Potomac Shores Golf Club for preparing the collation. It was great. For those who could not attend please go to his website [bulletsinthefire.com](http://bulletsinthefire.com) for further information.

It is the purpose of BAM to introduce the works of the African American diaspora to America and the world. The spread of truth and knowledge began over 200,000 years with petroglyphs being etched on the cave walls of African peoples. We have a responsibly to continue that spread. Our community has a number of African American authors including young people who have hidden talents. We hope to introduce them to you in the future. In the meantime, please encourage our young people to expand their minds by reading and the use social media for other than entertainment and games.

The BAM book club wishes everyone a happy spring. As a reminder for those who wish to be added to the monthly "From Welfare to Wealth" emails-the infinite wisdom of *New York Red*, please contact Edward Roy [futurecit@aol.com](mailto:futurecit@aol.com)



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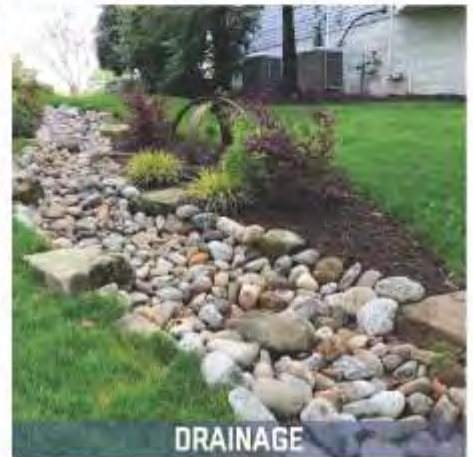
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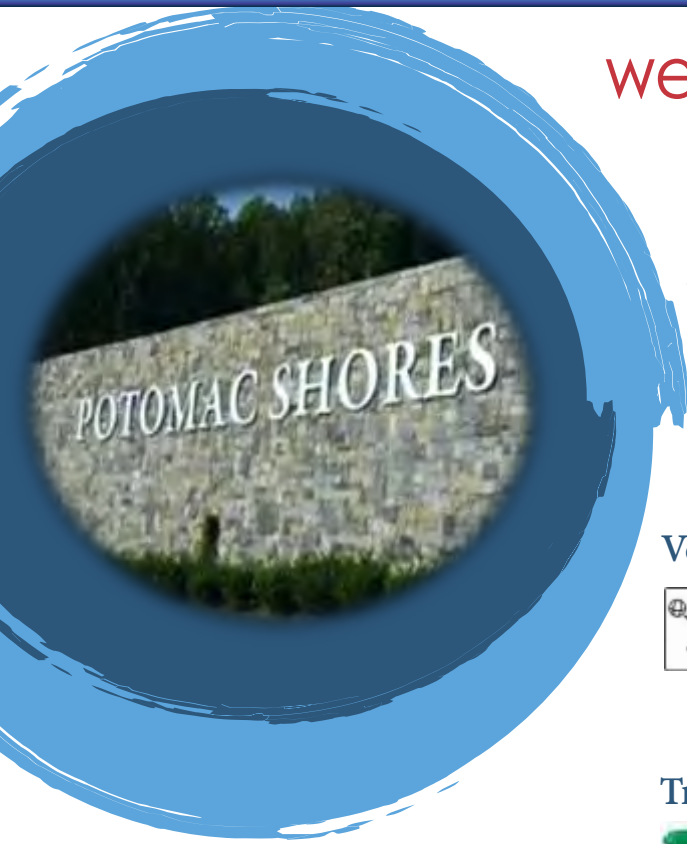
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## FAQ'S FOR NEW RESIDENTS



### 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. Yard Waste is collected on Mondays. **To order toters,** contact American Disposal at **703-368-0500** or [www.AmericanDisposal.com](http://www.AmericanDisposal.com).

### Architectural Applications



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

Application due dates are the 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 4800 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)

# COMMUNITY ARCHIVES

To place an order for any of the products (Resale Package, Lender Questionnaire, Financial Statement etc.) for sale or refinance please access –

[www.cmc-management.com](http://www.cmc-management.com)

At the top of the page (black bar) select:

"ORDER RESALE DOCUMENTS" On the next page under PLACE AN ORDER select:

"COMMUNITY MANAGEMENT CORPORATION"

This will direct you to Community Archives.

You will need to register with Community Archives if you are a first time user and if you have any difficulties placing the order and/or navigating through the website please contact Community Archives Customer Service at 1-800-995-0682.

## Resale Packages:

If your address belongs to a Master and Sub-Association that CMC manages, an order needs to be placed for both Associations.

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## PAYING YOUR HOA ASSESSMENT

Your HOA fees can be paid in a variety of ways (there are no phone payments). We do not take HOA payments at the onsite office.

### BY MAIL WITH A COUPON

Coupon books are sent at the end of the last month of the fiscal year ---mid December for the coming January for most the Associations. You can call the Customer Service Department at (703) 631-7200 if you do not receive a coupon book or need a replacement. There is no charge for the coupon book. All payment coupons are mailed to CMC P.O. Box 61148, Phoenix, AZ 85082. The payments can also be mailed to the Chantilly PO Box or this office address as follows – CMC, PO Box 10821, Chantilly VA, 20153 or CMC, 4800 Westfields Blvd Suite 300, Chantilly VA, 20151

### SET UP AN ONLINE BILL PAYMENT THROUGH YOUR BANK

You can set up a bill pay through your bank account. You will need to go your bank's online banking services. Information that you will need includes payee, account numbers, address and phone. The payee is the name of your association. Your account number must be entered. This must be done for each of your accounts. You can pre-set your payment date or choose to do send a payment manually each month. Please allow enough time to have your request processed – please note that while some banks process payments electronically, some banks still write a paper check and mail to the bank. The address is CMC, PO Box 61148, Phoenix, AZ 85082-1148; phone (703) 631-7200. Major banks generally do not charge for setting up bill payments. CMC's bank address in AZ is located in the coupon booklets.

### SET UP A DIRECT DEBIT

A Direct Debit form must be completed for each account. A voided check needs to be attached to the form. The form and check can emailed/mailed or faxed: CMC, PO Box 10821, Chantilly, VA 20153; fax to (703) 631-9786; email to [askus@cmc-management.com](mailto:askus@cmc-management.com). Forms can be obtained from Customer Service at 703-631-7200 or [ASKUS@cmc-management.com](mailto:ASKUS@cmc-management.com). There is no charge for starting Direct Debit or making a change to an existing Direct Debit account. The Direct Debit has to be received by the 10th of the month prior to the Direct Debit being started or changed. For example, the May Direct Debit would

need to be received on or before 10 April to be put into effect. All customers must notify CMC to stop or change the Direct Debit; you cannot just tell your bank. Written notice must be sent to make any changes. The amount withdrawn will automatically adjusted if the assessments increase or decrease.

**SELLING?** Please send written notice prior to settlement to discontinue the direct debit. It can take 2-4 weeks to process the closing of an account and payments will continue to be deducted. ALSO direct debit is the only payment method where the monetary amount is automatically adjusted if the monetary amount changes for the new fiscal year.

### PAY IN PERSON

Customers can come into the CMC Corporate Office during regular business hours: Monday-Thursday from 9-5 and Friday from 9-2 to make payment. Office is located at 4800 Westfields Blvd., Suite 300, Chantilly, VA 20151. Payments can be made by personal check, money order or certified bank check ---NO CASH OR CREDIT CARD PAYMENTS/E-CHECK PAYMENTS. No payments are accepted at the onsite community office.

### PAY ONLINE AT [WWW.CMC-MANAGEMENT.COM](http://WWW.CMC-MANAGEMENT.COM)

On the CMC website and on to Town Square, you must register your account number and zip code to make payments. The CMC website will take you to a new platform – Town Square – where you would register with your account number and zip code. Once you register it takes you to our third-party vendor for payments, ATG. On the ATG page, choose either an e-check payment or credit card payment. The fee for e-check is \$2.95. Credit card payments are \$2.95 + 3.5% of the amount of the payment. Accepted credit cards include: VISA, MasterCard, American Express, and Discover. The fee is applied each time a payment is remitted and you are charged for each payment. Forgot your password? Technical problems? Call Associa IT at (866) 295-0402 (this number also takes you to Town Square and ATG). To reiterate there is now a new platform to go to ATG and that is Town Square. The customer must still go to the CMC website – [www.cmc-management.com](http://www.cmc-management.com) -- and then click on account log in (blue box) which will take them to Town Square where they must register.



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