

POTOMAC  
SHORES



SUMMER 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: Scott Dullea, Chair  
TrailsPotomacShores@gmail.com

### ADVERTISING/PRINTING/MAILING

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

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- 18- July 2022
- 19- August 2022, September 2022
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### WELCOME TO POTOMAC SHORES

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## SOCIAL COMMITTEE UPCOMING EVENTS

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

- |              |                                |
|--------------|--------------------------------|
| July 16      | Music on the Lawn Latin Night  |
| August 5     | Late Night Swim                |
| August 6     | Music on the Lawn Reggae Night |
| August 20    | Movie on the Lawn              |
| September 2  | Late Night Swim                |
| September 3  | Luau on the Lawn               |
| September 17 | Oktoberfest                    |
| September 24 | Dog Pool Party                 |
| October 8    | Annual Fall Festival           |

## The Deadline for the FALL 2022 Issue of The Front Porch is SEPTEMBER 15

**EDITORIAL, PHOTOS** ...Please send all info to:  
Sara Cruz, Community Manager : scruz@cmc-management.com AND  
Daiane Studzinski, Asst Mgr/Activities Dir: dstudzinski@cmc-management.com  
**ADVERTISING** ... Imagery - 703.723.3400  
MaryPat/Melissa - Imageryads@aol.com  
or Download contracts from www.ImageryPrintVa.com



# Manager's Message

By Sara Cruz

I hope you and your family are enjoying the summer so far and you've had a chance to visit our beautiful pools or attend one of our fun community events. As a reminder, the Board of Directors approved early morning lap swim hours on Mondays and Wednesdays from 9:00am-11:00am and

Saturdays from 8:00am-10:00am. The Board also approved late-night swims from 8:00pm-10:00pm every Friday. The multi-purpose court at the Shores Club is open daily and closes at 9:30pm. Please be sure to bring your access card to enter the courts and help keep the courts clean by disposing of your trash when leaving.

At the June Board of Directors meeting, the Board made updates to the Social Barn Policy Resolution and the Fitness Barn Policy Resolution. Copies of the updated resolutions can be found on the website at [www.potomacshoresresidents.com](http://www.potomacshoresresidents.com) under the "Resident Information" tab. Previously, the Fitness Barn rules did not include rules and regulations for the Association's Personal Trainers at the Fitness Barn/Shores Club. The Board updated it to add rules that trainers will need to follow due to concerns and suggestions we have received from homeowners. Please see the following.

## PERSONAL TRAINERS/INSTRUCTORS' RULES AND REGULATIONS

A. The Association may sign a Shores Club Use Agreement with a limited number of personal trainers/instructors who would like to offer services exclusively for the Members and residents of Potomac Shores. The contract will be valid for one year and will automatically renew for an additional one year unless terminated by either party.

B. Personal trainers can only train a maximum of two residents at a time.

C. The trainer and resident should be mindful of others' desire to use the facilities and the floor space they are taking for their sessions.

D. Trainers cannot reserve equipment/weights during their training sessions.

E. Trainers should use one piece of equipment at a time when working with a client. Circuit training should be limited and not conducted during peak gym hours. Trainers cannot reserve equipment or weights during circuit training sessions.

F. Only personal trainers with a signed contract and required insurance with the Association are permitted in the gym. The personal trainers must sign in at the front desk when at the gym. Residents may not bring in their own personal trainers.

Also, on the website, you'll find copies of the quarterly Developer Update slides.

If you have any questions or concerns regarding the community please feel free to reach out to me, my door is always open. My email is [scruz@cmc-management.com](mailto:scruz@cmc-management.com) and my phone number is 703-640-3968. Thank you and I wish you all great rest of your summer!



# Assistant 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! Now that school's out and pools are open, we are happy to see so many of you enjoying the amenities at the Shores Club pool and gym.

Pool season this year is from May 29<sup>th</sup> through September 6<sup>th</sup>. The pools are open Monday through Friday 11:00am-8:00pm and Saturdays, Sundays, and Holidays from 10:00am-8:00pm. Please note that when Prince William County Schools resume session in August, the weekday hours will be 4:00pm-8:00pm. The Pools will also be open on the weekends of September 10<sup>th</sup>, 11<sup>th</sup>, 17<sup>th</sup>, and 18<sup>th</sup> from 12:00pm-6:00pm.

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 are 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!

## NATIONAL NIGHT OUT

Potomac Shores is participating in its sixth annual National Night Out event on Tuesday, August 2nd from 5pm-7pm on the Event Lawn. National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make communities a safer, more caring place to live. It provides a great opportunity to bring police, neighbors, and first responders together. Please stop by for free pizza, snow cones, and fun!

## NEW CLASSES AT THE MOVEMENT STUDIO!

I'm happy to announce we've recently added Pilates and Hula Dance classes to our Fitness Barn calendar. Both classes are taught by Potomac Shores residents! Pilates is taught by Andrea and is held on Sunday mornings and Hula Class is taught by Carol on Monday and Thursday evenings. You can find more info on the class and instructor on page 6. We are so grateful for all our instructors who to teach fun classes for you all at the Shores Club. We have the full list of all the Shores Club activities on page 6. As a friendly reminder, no one under the age of 16 is allowed to use the gym facility unless they are supervised by an adult.

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 on our website at [www.potomacshoresresidents.com](http://www.potomacshoresresidents.com).

# covenants corner

By Alaya Hamilton



School has let out, and the pool is now open. Summer must be here. Here are some exterior projects you could do during summertime to help enhance the exterior of your home:

1. Paint or replace the front door of your home. A Design Review Application is required to paint the door a different color or replace it from the original.
2. Upgrade your landscaping. Mow, water, and nourish your lawn regularly. Trim your plants, replace dead shrubs or trees, and pull weeds.
3. Pressure wash your home and nearby pavement.
4. Clean your mailbox and replace any fading numbers.
5. Build a patio or deck or screen in your porch – 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 Design Review Applications are due on the 1st and 15th of every month. Applications must be complete to be reviewed by The Architectural Committee. You could email your application and supporting documents to [ahamilton@cmc-management.com](mailto:ahamilton@cmc-management.com). Please remember you must pay the \$35 application fee by card or check only. Check payments should be made payable to Potomac Shores RA. To pay by card please visit the Fitness Barn at 1801 Potomac Shores Parkway.

Trash and recycling containers should not be in view on non-collection days. Trash collections days are Mondays and Thursdays, recycling is on Thursdays, and yard waste pick-ups are on Mondays.

Hoses should be rolled up on a reel or hidden from view when not in use.

Parking commercial, recreational, and inoperable vehicles within the community are prohibited.

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.

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## House of the Quarter: 1523 MEADOWLARK GLEN RD.



The homeowner created eye-catching curb appeal with a front yard landscape vastly covered with greenery, the freshly mowed lawn, and a neatly edged and well-maintained flower bed to highlight the view. Thank you for continuing to preserve the beauty of Potomac Shores. You all have done an amazing job with the upkeep of your homes. I hope you keep up the amazing work! Keep up the good work! Kudos!



Discounted annual golf passes for residents

Full-service restaurant open to the public

Happy Hour Monday - Thursday 4 pm - 7 pm

Golf lessons for groups or individuals

LIVE music every Thursday

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Call 571-383-3055 for reservations

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

christine-weedon@kw.com

~ REALTOR, MRP (Military Relocation Professional)

~ Military Relocation Specialist and Navy Spouse

~ Potomac Shores Resident Since 2014



### 703.249.9743

### 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.

### Potomac Shores Real Estate PROPERTIES SOLD

3/15/2022 - 6/14/2022

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

The resale market in Potomac Shores this Spring was very active with most homes selling at or above list price! With the increase in interest rates, we are seeing homes staying on the market longer and the market leveling out. As of June 15th, there is currently 1 home coming soon, 11 homes active on the market, and 5 homes that are under contract or pending. Below is information on the 39 homes that closed this past quarter. What's to come this Summer? Give me a call. I'd love to talk with you.

Address	Close Date	Beds	Baths	SQFT	Finished	List Price	Sold Price	Seller Subsidy	DOM
2101 Hemlock Bay Road	3/15/2022	3	3/1	2,078		\$510,000	\$510,000		8
17929 Woods View Drive	3/18/2022	4	2/1	3,389		\$695,000	\$712,000		5
18225 Red Mulberry Road	3/18/2022	4	3/1	3,600		\$615,000	\$630,000		0
17073 Silver Arrow Drive	3/18/2022	4	4	4,076		\$785,000	\$785,000		0
2023 Serviceberry Road	3/21/2022	3	2/2	2,330		\$520,000	\$566,001		5
18063 Red Cedar Road	3/21/2022	4	3/1	3,600		\$615,000	\$625,000		0
2122 River Heritage Blvd	3/22/2022	4	3/1	3,738		\$724,900	\$760,000		14
2005 Serviceberry Road	3/23/2022	3	2/1	1,756		\$495,000	\$485,000		8
2273 River Birch Road	3/30/2022	4	3/1	2,852		\$650,000	\$701,000		6
17258 Herring Gull Lane	3/31/2022	3	2/1	2,318		\$610,000	\$570,000		53
18023 Red Mulberry Road	3/31/2022	3	3/1	2,544		\$625,000	\$627,000		
1905 Greenbriar Hall Road	4/04/2022	4	2/1	2,318		\$624,900	\$599,900		24
17200 Continental Drive	4/04/2022	5	3/1	3,080		\$710,000	\$730,000		2
17980 Woods View Drive	4/08/2022	4	2/1	3,979		\$810,000	\$810,000		0
18205 Thunderbolt Road	4/12/2022	4	3/1	3,981		\$749,900	\$750,000		4
16968 Takeaway Lane	4/14/2022	4	2/1	3,652		\$815,000	\$840,000		5
2211 River Birch Road	4/15/2022	4	2/1	3,469		\$699,999	\$700,000		6
18228 Red Mulberry Road	4/15/2022	4	3/1	3,600		\$600,000	\$600,000		0
2033 Scarlet Pine Road	4/15/2022	5	3/1	3,676		\$725,000	\$745,000		15
17997 Woods View Drive	4/15/2022	5	4/1	4,714		\$820,000	\$810,000	\$300	12
16969 Takeaway Lane	4/22/2022	4	3/1	3,012		\$710,000	\$710,000		8
2313 Harmsworth Drive	4/28/2022	5	4/1	4,655		\$800,000	\$819,501		5
1729 Cottonwood Grove Road	4/29/2022	4	3/1	2,832		\$695,000	\$692,500		12
18022 Red Cedar Road	5/02/2022	4	3/1	2,078		\$515,000	\$530,000		9
17350 Redshank Road	5/02/2022	3	2/2	2,808		\$675,000	\$670,000		13
2027 Alder Lane	5/02/2022	3	2/2	2,856		\$610,000	\$610,000		4
2164 Potomac River Blvd	5/02/2022	7	6/1	5,381		\$1,100,000	\$985,000		24
17059 Belle Isle Drive	5/11/2022	6	5/1	5,700		\$1,250,000	\$1,200,500		11
1547 Meadowlark Glen Road	5/17/2022	4	2/1	3,047		\$649,999	\$669,000		6
16937 Takeaway Lane	5/20/2022	4	3/1	3,012		\$720,000	\$720,000		14
17129 Sea Skiff Way	5/20/2022	4	3/1	3,330		\$745,000	\$765,000	\$1,500	6
18083 Red Mulberry Road	5/31/2022	4	3/2	2,438		\$590,000	\$578,500		5
2279 River Birch Road	5/31/2022	4	3/1	3,296		\$739,000	\$739,000		14
2176 Potomac River Blvd	5/31/2022	7	6/1	5,375		\$1,149,000	\$1,130,000		6
2139 Hemlock Bay Road	6/01/2022	3	3/1	2,480		\$515,000	\$515,000		12
2059 Alder Lane	6/03/2022	4	3/1	2,760		\$625,000	\$625,000		7
1954 Greenbriar Hall Road	6/10/2022	4	3/1	2,360		\$625,000	\$625,000		4
17100 Gullwing Drive	6/10/2022	4	4/1	4,137		\$915,000	\$920,000		5
2180 Potomac River Blvd	6/10/2022	5	4/1	4,659		\$885,000	\$840,000		28

### SAVE THE DATE!



The 6th Annual

Community Paper Shredding Event  
Sponsored by Christine Weedon  
Saturday, September 17th  
9am - 12pm  
Shores Club Parking Lot  
Contact Christine for more information



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# THE SHORES CLUB NEWS

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

## Activities

**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*

**HAWAIIAN HULA DANCING CLASS-** Mondays (Adults) and Thursdays (Kids) from 5:30-6:30pm in the Movement Studio. For more info, contact Carol at *ckpadgett@cox.net*.

**MAT PILATES CLASS-** Sundays from 8:30am-9:30am in the Movement Studio! RSVP with instructor Andrea Abate at *messier31yoga@gmail.com*.

**CARDIO KICKBUTT KICKBOXING-** Tuesdays at 7:30pm  
*Antonio Wadley, 571.989.3005, 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. For more info, contact Instructor Pamela Reynolds at *preynolds@wowfitnessllc.com*.

**TAI CHI –** Tuesdays twice a month from 5pm-6pm  
*Jorge Banales, taichijab@aol.com, 703.568.6932*. RSVP to Jorge Banales required. Next Classes will be: July 12 & 26 / August 9 & 16

**MASSAGE THERAPY-** Tuesday-Thursday 9am-8pm  
Fridays 9am-4pm / Saturdays 9am-1pm – *By Appointment Only*  
*David Morris, 703.895.2214, 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* or 202-509-3406 to schedule an assessment.

### 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*  
*Push Fitness, LLC, 571-494-1710, lifewithpush@gmail.com*

### CHILDREN & ADULT ART CLASSES-

By: Donna Merchant, *donnamerchant.dm@gmail.com*  
Children's Art Classes Ages 10-14 are Wednesdays from 1:30-3pm and Ages 5-9 are Wednesdays from 5-6:30pm. Monthly Paint Parties are also held at the Social Barn once a month Fridays.

### POWER TOTS GYMNASTICS/YOGA-

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

**WATER AEROBICS CLASSES AT THE POOL-** Saturdays from 10:15am – 11:15am. Contact Vicki to register at 703-203-9380

**ASTROLOGY CHART READING CLASSES-** *Astrologer*  
*Dave Shipman- astrologyathome@gmail.com, 703.508.5724*

## Mat Pilates with Andrea

Sign up for an upbeat, high energy Mat Pilates class with upbeat music. Every Sunday at 8:30am in the Fitness Barn movement studio! No experience necessary.

We will work on toning the full body, while focusing on getting a core and glute workout, using resistance bands and a Pilates ball.

Class pricing options:  
Single Class \$30  
3 Class Pack \$75  
6 Class Pack + 1 Free class \$150

Payment is via Venmo once emailed for RSVP. Email *Messier31yoga@gmail.com* to sign up and for payment details!

Andrea is an RYT 200 and an ACE Group Fitness Instructor. She has been teaching Yoga and Mat Pilates for over 5 years. She teaches group classes and private Yoga lessons. Andrea brings a smile, her bubbly personality, and an uplifting positive energy to her classes and those around her.



## Movement is Medicine

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Rhonda James has adapted Tai Chi and Qi Gong techniques and has developed exercise classes for the needs of seniors.



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# Activities

## HULA at PoSho

Drums pound and hips sway every Monday and Thursday night at 5:30 in the movement room as our beautiful wahines (ladies) and keikis (children) learn how to hula. It's never too late to join us as we learn how to tell our stories using the art of hula. Please contact Carol at [ckpadgett@cox.net](mailto:ckpadgett@cox.net) for more info. ALOHA!



## Yoga Class at PoSho

Saturday morning yoga is officially outside for the spring/summer/early fall season. \*Classes move inside for inclement weather.\* This class is beginner and intermediate-friendly and serves to help you get moving, increase your mobility, breathe, and make new friends in the neighborhood! Join Alex, a yoga teacher with 20 years of experience, and your Potomac Shores neighbors Saturday mornings from 7:45am-8:45am to start your weekends off with mindful movement. Classes are \$10. Contact Alex at: [alex@renewaltide.com](mailto:alex@renewaltide.com) with any questions and join PoSho Yoga on Facebook to get updates on class locations, cancellations, and any other time-sensitive information.



## Personal Trainer At Potomac Shores

### 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](mailto:vbfitness.solutions@gmail.com)

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

Hello Potomac Shores! Here's a look at some recent fun with my weekly Wednesday children's art classes, monthly clubhouse adult Paint and Sip parties, private in-home paint parties, and even a private birthday art party at the pool!

I added an art class option for older kids too! Every Wednesday, Fitness Barn Children's Room, \$25 per child (sibling discount available)

1:30-3:00 (ages 10-14)

5:00-6:30 (ages 5-9)

Watercolor painting, drawing, acrylic painting, books related to art or artistic theme, art bingo, Pictionary, free drawing, and outdoor play!

Contact me to book a private paint party, to reserve a seat at my monthly clubhouse party, or to RSVP for Children's art classes.

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



## BAM BOOK CLUB

Aiden Sabastian Haynes and Co-author of ***"Why I Matter - A Teen's Prospective"*** is the fourth great-grandson of Erma L. Hill better known as New York Red, graduated from Potomac high school at the Eagle Bank Arena on the campus of George Mason University in Fairfax County, Virginia this past June 4, 2022. Pictured here with Author-Edward Roy, and she would have been very proud of him. For more information go to [bulletsinthefire.com](http://bulletsinthefire.com)





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# Neighborhood Watch

By George Preston



Join in! As our Potomac Shores community grows, we are continually looking for a few more volunteers. Neighborhood Watch helps to 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, at the Social Barn, and are open to all residents. We are comprised of 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. Thanks!

Potomac Shores Neighborhood Watch		
Important Phone Numbers		
<b>EMERGENCY</b>		<b>911</b>
<b>FIRE - Non Emergency</b>		<b>(703) 441-6460</b> 
<b>PWC Police Non Emergency</b>		<b>(703) 792-6500</b> 
<b>VA State Police</b>		<b>*77</b> 
<b>Speeding Hotline / Traffic Safety</b>		<b>(703) 792-5919</b>
<b>Animal Control</b>	till 5 PM	<b>(703) 792-6465</b>
<b>Vice &amp; Narcotics Tip Line</b>		<b>(703) 686-6522</b>
<b>Crime Prevention Unit</b>		<b>(703) 792-7270</b>
<b>Crime Prevention Council</b>	email	<a href="mailto:info@pwcpt.org">info@pwcpt.org</a>
<b>On-Line Crime Reporting</b>		<a href="http://www.pwcgov.org/policerreport">www.pwcgov.org/policerreport</a>
<b>Telephone Tip Line</b>		<b>(703) 792-7000</b>
<b>On-Line Tip Reporting</b>	<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>	
<b>Request Xtra Patrols</b>	<a href="http://www.pwcgov.org/government/dept/police/pages/citizen-request.aspx">www.pwcgov.org/government/dept/police/pages/citizen-request.aspx</a>	
<b>PWC-PD Public Information Officer</b>		<b>(703) 792-7245</b>
<b>Records</b>		<b>(703) 792-6562</b>
<b>Magistrate - Eastern PWC</b>		<b>(703) 792-7360</b>
<b>Magistrate - Western PWC</b>		<b>(703) 792-6260</b>
<b>VDOT - Road Conditions Reporting</b>		<b>(800) 367-7623</b>
<b>PWC Public Works - Neighborhood Services</b>		<b>(703) 792-7018</b>
<b>PWC Public Works - Street Lighting</b>		<b>(703) 792-6825</b>
<b>PWC Public Works - Street Signs</b>		<b>(703) 792-7070</b>
<b>Keep Prince William Beautiful</b>		<b>(571) 285-3772</b>

## Happy Summer Potomac Shores!

**Real Estate Market Update: The local market is heading into a more balanced market. Timing, Online Marketing, Social Media Marketing, and Pricing are the key to a SOLD sign.**

So far in the first half of 2022, our team has SOLD 18 single family homes, 2 new Beazer built villas, 2 Ryan Homes villas, 3 Pulte townhouses and 3 Ryan townhouses in Potomac Shores.

**Call us if you have a real estate question. We know Potomac Shores.**

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# Communications

By George Preston



Hello, Potomac Shores Residents! Are you enjoying *The Front Porch* Newsletter? Did you know, that you can also include a story or an article in this publication? Join in at one of our monthly meetings to learn more. We meet on the 2<sup>nd</sup> Monday of each month. Or you can contact us at: [communicationspotomacshores@gmail.com](mailto:communicationspotomacshores@gmail.com). Stay connected with us throughout the year. Are you currently receiving HOA emails? Did you know you can also receive important text alerts as well? Just visit our homepage, [www.potomacshoresresidents.com](http://www.potomacshoresresidents.com), and look for the optionally subscribe boxes on the left-hand side. Also, on the resident's website, you can find many other important documents about Potomac Shores (Meeting Minutes from various meetings, Develop update slides, Calendar of Events, Latest Posts from HOA, Forms, History, Past newsletters, CDA information, and much more!) Thank you.

## Fairways Ridge Mariachi & Crawfish Boil

By Charmaine McDonald  
Pictures By: Erika Smith

The Bayou came to town and the Mariachi Band played.

"I respect the love and fellowship of my neighborhood. Great energy, and great vibes with amazing people." That was the sentiment of Fairways Ridge resident Dashawn Payne after the recent set of events in the Pulte townhome area of Potomac Shores.

Memorial Day weekend this year was unlike any other. On Saturday the 28<sup>th</sup>, neighbors were awoken to a Mariachi band serenade – a gift from Hector Sepulveda to his bride-to-be Ceni. Their wedding was later that evening.

As the day progressed, it became clear that more was in store! Louisiana Crawfish Company delivered 110 pounds of live crawfish. Neighbors, and their families and friends, converged outside the home of event hosts Jeff and Erika Smith for an epic crawfish boil.

Guests feasted on perfectly seasoned – and spicy – giant shrimp, crayfish, and sausage complemented by corn, potatoes, mushroom, and broccoli. Even 1-year-old Amelia Rose enjoyed eating the meal, returning every few seconds to snatch the food off her mommy's plate. The feasting continued late into the evening, and although close to 100 people dined repeatedly, there was still enough food to feed a multitude after it ended.

Sunday, the 29<sup>th</sup> had its own festivities. The significance of the weekend was not lost as neighbors paid their respects with a toast to fallen service members for their sacrifice and service. Current and past members of each branch of the US military were present for a cookout. It was another opportunity for the kids to exert their endless energy on the bounce house and water slide.

May 30 was no less exciting. Birthday celebrations, gardening, and the welcoming of the community's newest babies highlighted the day's events. Another resident Nancy summarized the happenings. "It was really fun. We've been to several of these events. The whole group is friendly and welcoming. We don't have small kids, but we enjoy being out at the tot lot watching the kids play and speaking with our neighbors."



# 2022 Potomac Shores Graduates



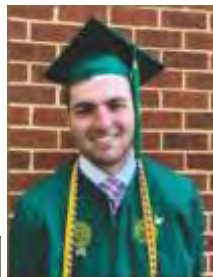
## Benedict Hermes Dichoso

*Class of 2022, Saint John Paul the Great HS.* President of National Honor Society, Team Captain of Varsity Golf, he Loves playing Golf and will go to VCU for Mechanical Engineering” –Jennypher Marticio



## Jonathan Santa

*Graduated June 11, 2022 from Freedom H.S.* “He will be attending NOVA for an Associate in Graphic Design” – Leida Santa



## Lucas Alm

*Graduated from George Mason University with a degree in Computer Science with a minor in Math.* “Lucas Alm, son of Mike and Tiffany of Takeaway Lane, graduated from George Mason University on May 21, 2022. Lucas earned a degree in Computer Science with a minor in math.” – Tiffany Alm

## Aubrey

“Congrats Aubrey on your high school graduation. Cheers to persevering through challenges and changes and keeping the motivation! Aubrey will be attending Mike Curb College of Entertainment & Music Business at Belmont University in Nashville, TN to follow her music management dreams! I love you so very much and I am so proud of the beautiful young woman that you have become!” –Brittany Porterd



## Samuel Curry Jr.

“Samuel Curry Jr, Going to James Madison University, Majoring in Psychology”

## Nyima Tucker

*2022 graduate from Potomac High School.* “Nyima Tucker 17, Is a 2022 graduate from Potomac High School. In just only 3 years she was able to finish high school with honor roll. She will be moving on to Northern Virginia College to pursue forensic science and then transfer to George Mason University. Nyima is a bright, sweet, and respectful young woman with a bright future ahead!” – Esther Nagessar



## Rizon Madison

I'd like to recognize, Rizon Madison, for his accomplishments and achievements, as a 2022 graduate of Potomac Senior High School. His proven performance and dedication to his studies, athletics, and community have proven to not just be of value to those around him, but to himself and his

family. He has accomplished many things through his grade school years from mastering cello and guitar to being an asset on the football field since playing across 5 county football organizations as an ankle biter, leading into middle school and high school leagues. He has also earned his Microsoft Office Specialist (x4) Certification and will be continuing the advanced placement educational goals while attending Old Dominion University, where he has been accepted into the Cybersecurity Studies program. He is inspired by his mother's career path, and her role in cybersecurity, and plans to use his technical acumen in a role in Cybersecurity as well. We are extremely proud beyond words can express for the hard work, dedication, and bright future he has in store. Congratulations, Rizon! Class of 2022! Best wishes to the graduating seniors! #PSHS2022



## Imani's Deen

“My youngest daughter's name is Imani's Deen. She graduated with a two Masters - clinical mental health counseling forensic and legal psychology.” – Rosalind Stanson



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# Gardening & Greenhouse

The garden plots are off with a BANG! We had a very successful Earth Day celebration in April. Compost was available for the gardens as was coffee and donuts for the gardeners. Tanner Fain and Bill Murphy both gave demonstrations and tips.

For the most part, the weather has been on the cooler/wetter side and the garden plots are flourishing. I have seen snap peas, radishes, lettuce, spinach, and strawberries harvested. Peppers and zucchini have started. Tomatoes are almost ripe. However, as we enter the summer, remember it does not take long for the ground to dry out. Watering is going to be critical through July and August. The hoses are black and absorb the heat, so aim those first drops away from your plants or you will cook them.

The Garden Committee has started a monthly Happy Hour in the Garden. The first Happy Hour was in May, and we had a good turnout. It's a BYOB and snack/appetizers event where you can get to know your fellow gardeners and trade garden notes and tips.

Part of the success of the PoSho garden has been Tanner Fain. He has watched over the greenhouse, started our rose garden, and put on several demonstrations for our new gardeners. I am sorry to say that Tanner and his family are moving out of PoSho. We wish him good fortunes in all he does. Thank you.

## Container Gardening

Container gardening is simply growing plants in pots, planters, tubs, half oak barrels, an old pair of boots, or anything that will hold soil and a plant.

Containers offer the opportunity to grow herbs and veggies right outside your door and can be a versatile addition to your PoSho garden plot. This article focuses on using containers for your herbs and vegetables. (You can also use containers for a wide variety of flowers!)

Here are a few things to consider when starting a container garden.

**Size of the pot.** Make sure your pot size matches your veggie. You can grow many herbs and leafy veggies in small pots, but a cherry tomato plant will require a larger pot.

**Location.** Plan for at least 6 hours of sun. And remember, you can move your container to different locations to maximize sunlight.

**Watering requirements.** Container plantings require frequent watering, and the smaller the pot, the more often you need to water.

**Drainage.** It is critical for your container to drain out. Make sure there are adequate drainage holes, so the roots of your plant have the opportunity to dry out between waterings.

**Good soil.** Any good soil is good. Some soils are specially formulated for container gardens and are readily available at Lowe's and HD.

**Fertilizer.** Frequent fertilization with low nitrogen fertilizer (no higher than 10-10-10) is important as the soil can be more quickly depleted of nutrients.

**Mulch.** Use a weed-free mulch to help retain moisture.

Small to medium-sized containers – 4" to 10" in diameter – are ideal for a variety of herbs (basil, sage, cilantro, etc.) as well as greens such as lettuce. You can keep these containers on a kitchen window or near your porch or kitchen door. You can continually harvest them as you need them. Herbs that are cut tend to grow back bushier.

Larger containers – 12" or greater in diameter – can be used to grow tomatoes, peppers, squash, and others. (The bigger the container, the larger the plant/crop). For tomatoes, I recommend planting determinate/bush varieties such as cherry. For veggies such as squash, pepper, and eggplant, you might want to go with dwarf varieties, if available. You can also use containers to grow varieties of blueberries.

A final word about growing food in plastic containers. It's important that your plastic container be "food grade," that is, grade 1, 2, 4, or 5. Grades 3, 6, and 7 plastic containers are not acceptable for growing food or herbs



Earth Day 2022



Plot #1 on April 23, 2022



Plot #1 June



River Rock Addition



Robert Lytle Cleaning GH

# Trails

Thank you to everyone who attended the Trails Committee historical walks this past spring and the annual clean-up event held in April! The Trails Committee hopes to continue these walks in the fall. Be on the lookout for more information!



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# Social

## Easter Bunny Visit

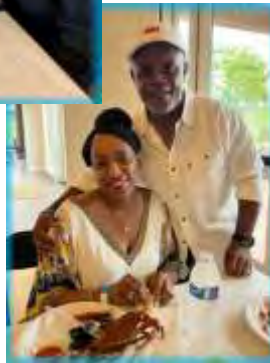
By Lisa Gomes

Welcome, Easter Bunny, to the Potomac Shores. Not just any community gets to see the revered Easter Bunny. We are so grateful that Easter Bunny could fit Potomac Shores into a very busy schedule. Greeted by a sparkling day, the Easter Bunny hopped on through our neighborhoods bringing good cheer and fun to our great community. The crisp, clear day seemed specially made for the Easter Bunny's celebrity appearance. Color and light were added to the soft happy duckies and bunnies that provided giggles and smiles to the children of our neighborhood. But the surprises did not end there as our Social Committee had assembled toys and candy inside the colorful, reusable cup in preparation for the Easter Bunny's visit. Bubbles jeweled the air. The Easter Bunny left a trail of colorful eggs, sweet candy, and other special prizes throughout Potomac Shores. A hopping good Thank You to resident Ms. Kiz Malin for giving our Bunny a cool ride; to Ms. Cathy Conner for all her previous service to the Social Committee and for stepping into the furry role; to the members of the social committee who gave their Saturday to assembling 700 cups with candy and prizes. And to the entire Potomac Shores Social Committee for your commitment to bringing joy to this community.



## Gals and Guys Day

By Karen Bennett



The Guys and Gals Event was sooooo much fun! It was a great time to enjoy friends and neighbors. The event was moved indoors due to the weather which later cleared up. DJ Todd played music, food was served by Chef Paul and his crew from Tidewater Grill. The menu was outstanding. Everyone enjoyed the very relaxed environment while eating crabs, crawfish, and shrimp from the seafood boil along with other delicious foods. And then there were drinks and the best mimosas ever. Tickets were sold out for this event. Fun times were had by all and prizes were awarded to 3 lucky attendees. Looking forward to next year's event.

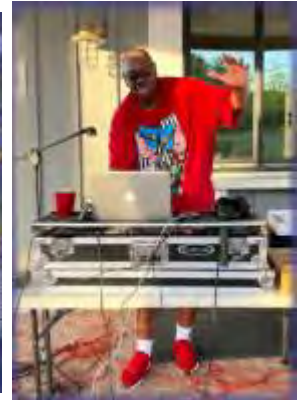
# Social

## Late Night Swim

Hosted by the Social Committee

By Gabby Ong, Potomac Shores Junior Volunteer

The first Late Night Swim this season was a fantastic and fun event that family and friends enjoyed! They had amazing music, thanks to DJ Rozay and Willie T, and the New Orleans Style Snowballs came for families to enjoy their delicious treats. As the sun started to set, people were given glow sticks that kept the party going into the night. Families and friends came out to relax and celebrate the end of the school year, and the start of an amazing summer at the Potomac Shores Pool!



## Memorial Day Blast

By Hae-In Jung-Edmisten

The Social Committee hosted a spectacular picnic on the Event Lawn this past Memorial Day weekend in honor of those brave service members of the United States Military who paid the ultimate sacrifice for all of our freedom. To the families of those who have lost husbands, wives, sons, daughters, brothers, and sisters in the service of defending this great nation – we thank you for your sacrifice as well.

The weather was absolutely perfect! New Orleans Snowball confused and delighted with their novel snowball in a Chinese take-out box concept, while DJ Todd played all the hits. Occasional line dances broke out in between and sometimes in the middle of a series of impromptu child soccer matches. This picnic also took place during the reopening of the pool, which added to the excitement. Grill master Yenny grilled all the hotdogs to perfection on the charcoal grill, and chips and drinks were provided as well.

Special thanks to the many great volunteers of our wonderful Potomac Shores community for putting on another outstanding holiday event.



# Movie Night on the Lawn Social

By Lisa Gomes



Let's sing! Sing along at the premiere of the 2022 Potomac Shore's Movie Night featuring the movie "Sing 2." A clear day led to a crisp night as the Potomac Shores Social Committee rolled out the large blow-up screen and showed the movie "Sing 2." Good family music made the night shine while the aroma of popping popcorn wafted over the picnic area with the best type of comfort food that there can be. Our community backyard was a patchwork of blankets and chairs strewn about, filling every corner, with standing room only. The night was a picture of joy and simple amusement under the stars. Not too warm, there was just enough chill in the air to get cozy with family, friends, and neighbors and share wholesome songs, an uplifting story, and create great, lasting memories.



## Beer & Wine Club

Come out and Fellowship with the Beer & Wine Club this season.

Check out some of our fun moments from last season!



**Summer Line Up:**

- July 22 Spades Practice
- Aug. 26 Sangrias Sweet Wine & Heads Up
- Sept. 23 Spades Tournament

**The Club meets from 6:30-9:30pm in the Social Barn!**

# THE FACTS ABOUT THE PW DIGITAL GATEWAY

**THE PRINCE WILLIAM DIGITAL GATEWAY IS A GENERATIONAL OPPORTUNITY TO ESTABLISH A DATA CENTER CORRIDOR IN WESTERN PRINCE WILLIAM COUNTY THAT WILL BRING HUNDREDS OF MILLIONS OF NEW DOLLARS AND THOUSANDS OF NEW JOBS TO OUR COUNTY**

## **Reduce the Tax Burden on PWC Families**

Prince William County is a growing community that must continue to invest in roads, parks, education, and public safety. Residents pay over 80% of the tax burden. By approving new data centers, the County will receive over \$400 million in new annual revenue and help lower taxes on families.

## **Update Existing Schools & Increase Teacher Pay**

Too many of Prince William County schools are outdated and need new facilities. And because Prince William is one of the lowest ranked counties in Northern Virginia in teacher pay, the new revenue from the data centers will help keep the best teachers right here.

## **Create New Public Trails and Open Space**

The PW Digital Gateway will establish new natural public areas that will be accessible to everyone in Prince William County. This is the opportunity to protect natural resources for the enjoyment of everyone, not a select few.

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SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

					15 <b>Garden Happy Hour</b> 5pm @ Gardens Sip & Paint 6:30pm @ Social Barn Kitchen	16 <i>Music on the Lawn</i> <i>Latin Night</i> 7 - 10pm
17	18 <b>Garden Committee Meeting 7pm @ Social Barn</b>	19 <b>Social Committee Meeting 6:00pm @ Social Barn</b>	20	21 <b>New Resident Orientation 7pm @ Social Barn</b>	22 <b>Beer &amp; Wine Club 6:30-9:30pm @ Social Barn</b>	23
24	25 <b>Town Center Committee Mtg 7pm @ Great Room/Zoom</b>	26 <b>Books Hens Club 6:15pm @ Social Barn</b>	27	28	29	30
31						

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# AUGUST 2022

# COMMUNITY CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Wreath Making Class 6:30pm @ Social Barn	2 BAM Book Club 7pm @ Zoom <i>National Night Out 5-7pm on Event Lawn</i>	3 Fairways Parking and Traffic Committee Meeting 6pm @ Zoom	4	5 <i>Late Night Swim Sponsored by Social Committee 7pm-10pm</i>	6 <i>Music on the Lawn Reggae Night @ 7PM-10PM</i>
7	8 Just Another Chapter Book Club 7pm @ Zoom Communications Committee Meeting 7pm @ Kitchen/Zoom	9	10	11	12 Casker's Club 6:30-9:30pm @ Social Barn	13
14	15 Garden Committee Meeting 7pm @ Social Barn	16 Social Committee Meeting 6:00pm @ Social Barn	17	18 New Resident Orientation 7pm @ Social Barn	19 Garden Happy Hour 5pm @ Gardens	20 <i>Movie Night on the Lawn @ 8pm</i>
21	22 Town Center Committee Meeting 7pm @ Great Room/Zoom	23 Books Hens Club 6:15pm @ Social Barn	24	25	26 Beer & Wine Club 6:30-9:30pm @ Social Barn	27
28	29	30	31	<b>CONTACT/RSVP INFO</b> <b>Sip &amp; Paint</b> Donna Merchant donnamerchant.dm@gmail.com 703-203-0443		
			<b>Wreath Making Class</b> Randem Young randemcreations@gmail.com			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> Call: 703-640-3970

# SEPTEMBER 2022

# COMMUNITY CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2 <i>Late Night Swim Sponsored by Social Committee 7pm-10pm</i>	3 <i>Luau on the Lawn</i>
4	5  <i>Labor Day</i>	6 Neighborhood Watch Meeting 7pm @ Social Barn BAM Book Club 7pm @ Zoom	7 Fairways Parking and Traffic Committee Meeting 6pm @ Zoom	8	9	10 <i>Community Yard Sale 8am-1pm</i>
11	12 Just Another Chapter Book Club 7pm @ Zoom Communications Committee Meeting 7pm @ Kitchen/Zoom	13	14	15	16 Garden Happy Hour 5pm @ Gardens Sip & Paint Night 6:30pm @ Social Barn	17  6pm @ Event Lawn
18	19 Garden Committee Meeting 7pm @ Social Barn	20 Social Committee Meeting 6pm @ Social Barn	21 Board Meeting 4pm @ Social Barn Developer Update 6pm @ Zoom	22 <i>First Day of Autumn</i> New Resident Orientation 7pm @ Social Barn	23 Beer & Wine Club 6:30-9:30pm @ Social Barn	24  Dog Pool Party
25	26 Town Center Committee Meeting 7pm @ Social Barn/Zoom	27 Books Hens Club 6:15pm @ Social Barn	28	29	30	

For more information about events and activities, please visit [www.potomacshoresresidents.com](http://www.potomacshoresresidents.com)

Email: [potomacshoresdesk@gmail.com](mailto:potomacshoresdesk@gmail.com) ~ Call: 703-640-3970

# Brown Sugahs of PoSho

## 2nd Annual Juneteenth Celebration



FREEDOM DAY! EMANCIPATION DAY! JUBILEE DAY! AFRICAN AMERICAN INDEPENDENCE DAY! Juneteenth National Independence Day is now an official USA Federal Holiday signed into law by President Joe Biden in 2021 and is observed on June 19th. This day commemorates the announcement of General Order No. 3 by Union Army General Gordon Granger, proclaiming freedom for enslaved people in Galveston, Texas, which was the last state of the Confederacy with institutional slavery.

What a beautiful Juneteenth celebration on Sunday, June 12, 2022!!!! The morning started out rainy and cloudy but ended with an afternoon of beautiful sunshine, blue skies, and lots of fun! The event featured a Juneteenth Museum where loads of information about Juneteenth was displayed for adults and children. The children were captivated by the sensory items available for them to touch and feel, a video about Harriet Tubman, a view-master device (like that which was designed by Charles Harrison), and many other items. One of our greatest assets in the museum was Captain Charles Reid, Batestown Historian. Captain Reid enthusiastically shared a plethora of historical information about Dumfries and Batestown with anyone who wanted to know. He brought lots of photos, books, and information that captured the attention of our visitors. The Juneteenth Museum was the brainchild of Millicent Greene. We cannot wait to see how this is built upon for next year.

Our awesome MCs for the program on the lawn were Ladyyt Lomax and Paris Gold. Music was provided by DJBell. There was also face painting by Design Face Art and Arts & Craft activities for the children. A dance performance by Karis Pennington, Spoken Word by Marion Nicholson, and the Heritage Village Project Dancers & Drummers.

Our esteemed guest speakers included Supervisor Andrea Bailey, Delegate Candi King, and Laquan & Alicia Austion of the Juneteenth Foundation. The fervent prayer was led by Tosha Archer. Additionally, we had author Bridgette Tapp, who traced her ancestry back to Cameroon and discovered she was a descendant of Kings and Queens. She read her book to the children and then explained to them how she was restored her royal rights as a Princess in Cameroon. She told the children about the importance of exploring their ancestry and finding their roots. There were several questions from the children about Africa and her trips and experiences there. She then shared her artifacts, complete with African fabrics from her country, as well as the deed to the land she was gifted due to her royalty.

Thank you goes out to our hard-working Brown Sugahs committees and team leads responsible for the Juneteenth celebration. Our committees and leads were Juneteenth Planning (Niah Flynn), Education (Millicent Greene), Youth (Lydia Hardy), Entertainment (Alexandria Berkley), Welcome (Teresa Wright), Decorations (Miranda Smith), Advertisement (Randem Shivers), Retail & Food Vendors (Angie Martin), Childrens Food (Tidewater Grill, Gevaise Demerv), Admin Team (Zuchelle Bluoin, Angie Martin, Karen Bennett, Gevaise Demery, Amber Gray) along with many volunteers.

This event was also made possible due to our major donors, such as the Potomac Shores Developers, Gevaise Demery, Gregory & Eanah Whaley, Angie Martin, and two anonymous donors. Also thank you to the Masons for donating cases of water. Thank you to each of you, and all other donors, monetary and non-monetary.





# INDEPENDENCE LANDSCAPE

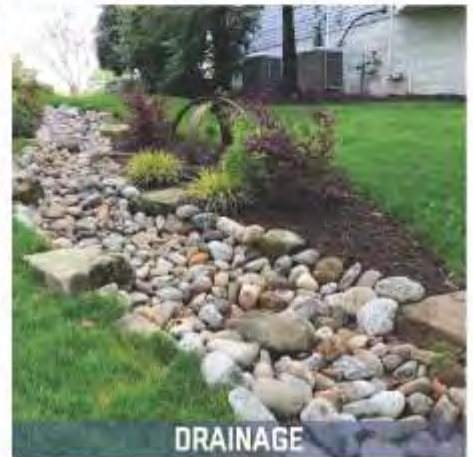
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# WELCOME TO POTOMAC SHORES!

## FAQ'S FOR NEW RESIDENTS



-  **Shores Club**  
1801 Potomac Shores Parkway  
Dumfries, Virginia 22026
-  **Front Desk**  
703-640-3970
-  **Register for the Website!**  
[www.potomacshoresresidents.com](http://www.potomacshoresresidents.com)

### Fitness Barn Hours

Monday/Thursdays	6:00am-9:30pm
Tuesday/Wednesday/Friday	6:00am-9:00pm
Saturdays/Sundays	7:00am-7:00pm
Federal Holiday Hours	7:00am - 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)

### 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.

### 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

### 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.

## PUBLIC SERVICE CONTACTS

<b>American Disposal Trash</b>	<b>703-368-0500</b>
<b>Electric- Dominion VA Power</b>	<b>888-667-3000</b>
<b>Fire/Rescue Triangle Station #3</b>	<b>703-221-4242</b>
<b>Fire/Rescue Triangle Station #17</b>	<b>703-680-3517</b>
<b>Fire/Rescue PWC Station #23</b>	<b>703-441-6460</b>
<b>Hospital-Sentara</b>	<b>703-523-1000</b>
<b>Hospital-Stafford County</b>	<b>540-741-9000</b>
<b>Hospital-Inova Healthplex</b>	<b>703-797-6800</b>
<b>Police-Garfield Station</b>	<b>703-792-7200</b>
<b>Police-Non Emergency</b>	<b>703-792-6500</b>
<b>Verizon Bulk Service</b>	<b>800-501-1172</b>
<b>Washington Gas Customer Service</b>	<b>703-750-1000</b>
<b>Washington Gas Emergency</b>	<b>703-750-1400</b>
<b>Water &amp; Sewer-PWCSA</b>	<b>703-335-7950</b>
<b>Quantico Noise Advisory</b>	
<a href="http://www.quantico.marines.mil/Info/Noise-Advisories/">www.quantico.marines.mil/Info/Noise-Advisories/</a>	

## 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 of 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 to 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 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 it 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 be 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 be 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. The 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 an e-check is \$2.95. Credit card payments are \$2.95 + 35% 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 login (blue box) which will take them to Town Square where they must register.



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\*\* Gilling, P, et al. Three-Year Outcomes after Aquablation Therapy Compared to TURP: Results from a Blinded Randomized Trial. *Can J Urol*. 2020 Feb;27(4):10072-10079.

- Bhojani, N, et al. Aquablation for Benign Prostatic Hyperplasia in Large Prostates (80-150 cc): 1-Year Results. *Urology*. 2019 Jul;129:17-22.

- Data on file at PROCEPT BioRobotics.

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