

POTOMAC
SHORES



FALL 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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SHORES CLUB

HOURS OF OPERATION

Social Barn Hours

Monday - Friday	6:00am - 9:00pm
Saturday/Sunday	7:00am - 7:00pm
Federal Holidays	7:00am - 5:00pm

Closed on New Year's Day, Thanksgiving Day & Christmas Day
**Closed During Private Rentals*

Fitness Barn Hours

Monday & Thursday	6:00am - 9:30pm
Tuesday, Wed & Friday	6:00am - 9:30pm
Saturday/Sunday	7:00am - 7:00pm

Early Access starts 4:00am weekdays and 5:00am weekends
Closed on New Year's Day, Thanksgiving Day & Christmas Day



Manager's Message

By Sara Cruz

BOARD OF DIRECTORS - CALL FOR CANDIDATES

The Potomac Shores Residential Association will have two open homeowner seats on the Board of Directors at the end of this year.

Homeowners interested in running for a position on the Board must be in good standing and complete and return the enclosed Candidate Statement Form **no later than Tuesday, November 1, 2022**. Additional nominations may be made from the floor on Election Night.

The Election will be held at the Annual Meeting on December 14, 2022. Members will receive an election package shortly after the deadline for candidates, including information on the candidates, voting instructions and a proxy/mail-in ballot form. Members attending the Election Night will be able to vote at the meeting.

If you have questions about serving on the Board of Directors, please contact me at 703-640-3968 or via e-mail at scruz@cmc-management.com.



COMMITTEE CALL FOR CANDIDATES

Potomac Shores has six standing committees comprised of homeowner volunteers. (Communications Committee, Garden Committee, Landscape Committee, Social Committee, Trails Committee and Town Center Committee). Committee members serve on staggered terms, so that positions are open every year. If you are interested in serving on a committee, please attend their meetings and send a written candidate statement to me at scruz@cmc-management.com. Potomac Shores is a wonderful community because of our homeowner volunteers!

POTOMAC SHORES RESIDENTIAL ASSOCIATION, INC. CANDIDATE STATEMENT FORM FOR BOARD OF DIRECTORS

PETITION FOR CANDIDACY

Please Print

Name: _____

Address: _____

Telephone: cell: _____ home: _____ Email: _____

I wish to be considered for election to the Board of Directors. My Candidate Statement appears below:

Signature _____ Date _____

CANDIDATE STATEMENT

Please provide a brief statement indicating the experience and capabilities you would bring to the Board and the contributions you expect to make to the community as a member of the Board. (If handwritten, statement must be legible and use a second sheet if necessary.)

***This form must be returned, by mail or e-mail, to be received no later than
Tuesday, November 1, 2022 to:***

Potomac Shores Residential Association, Inc.
C/O Community Management Corporation
1801 Potomac Shores Parkway – Dumfries, Virginia 22026
scruz@cmc-management.com

ASSISTANT Manager/ ACTIVITIES DIRECTOR MESSAGE

By *Daiane Studzinski*



Happy Fall! May the air be crisp, may the leaves be few, and may the season of Autumn bring happy times to all of you.

Potomac Shores participated in its sixth annual National Night Out event on Tuesday, August 2nd. 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. The Prince William County Police Department motorcade and our local Fire Department were present to interact with the neighborhood families. Residents who attended gathered outside to eat Mission BBQ and enjoy snow cones from our community favorite, Mama Rosa's. There were also balloon twisters and lawn games for kids to enjoy, and Associa's mascot "Scout" joined in on the fun too! Thanks to all who attended and participated in our event this year. We look forward to seeing you next August!

I hope you all were able to attend our fun outdoor events on the Event Lawn this Summer. We still have a few more events planned at the end of the year, and we hope to see you there. If you have any questions regarding events, activities, or Social Barn rentals, please don't hesitate to contact me at dstudzinski@cmc-management.com or 703-640-3967. You can find all the rental agreement forms on our website at www.potomacshoresresidents.com.

New Classes at the Shores Club!

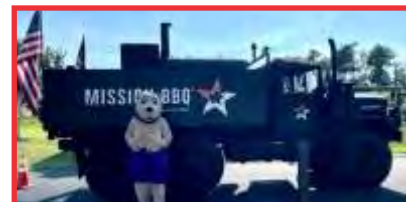
I'm happy to announce that we've recently added some new classes/programs to our Fitness Barn calendar, all taught by Potomac Shores residents. Feel free to reach out to any of the instructors for more info on how to sign-up!

Zumbini - is an early childhood education program that uses original music and movement to promote cognitive, social, fine/gross motor skills, and emotional development for children ages 0-4. Come dance, sing, bond, and play with your little ones! Fall Session includes weekly classes started September 17th until October 22nd. The class is held Saturdays at the Kids Shores Club from 10:30-11:15am. For more information, contact Shana at sbgwellness24@gmail.com.

Self-Defense Classes by Tactical Fitness - Come learn self-defense! Instructors will discuss scenarios and situational awareness training. Classes will be held in 8-week sessions on Saturday mornings in the Fitness Barn Movement studio. RSVP or send any questions to tacticalfitnessva@gmail.com

MJX, Empowering Girls 4Ever - MJX is an adolescent female empowerment program/camp. Some of the topics covered include Goal Setting, Health and Wellness, Resume Building Workshop, College Search Process, Communication, and much more! MJX will be holding 5-week sessions on Tuesday afternoons at the Kids Shores Club. For more information, contact mjxgirls4ever@gmail.com.

National Night Out



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 9:00am and every other Wednesday
6:30-8:30pm. Sensei Bill Berry, 571.481.8703

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

CARDIO KICKBUTT KICKBOXING- Tuesdays 7:30pm
Antonio Wadley, 571.989.3005, fivestarfellas@gmail.com

CLUB RIZE- LADIES ONLY FITNESS CLUB-
Dance Fitness - Mondays 6:30pm
Night Club Workout - 1st Friday 7:30pm

MASSAGE THERAPY- Tuesday-Thursday 9am - 8pm
Fridays 9am-4pm / Saturdays 9am - 1pm - By Appointment Only
David Morris, 703.895.2214, www.escapemassage.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
Tactical Fitness, LLC - 703.209.6444, tacticalfitnessva@gmail.com,
www.tacticalfitnessva.com

CHILDREN & ADULT ART CLASSES-

By: Donna Merchant, donnamerchant.dm@gmail.com
Children's Art Classes are Wednesdays
5pm - 6:30pm (5-9 year olds)
6:45pm - 8:15pm (10-14 year olds)
Paint Parties are also held at the Social Barn, once a month, Fridays.

POWER TOTS GYMNASTICS/YOGA-

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

ZUMBINI!-

Fall Session includes weekly classes started September 17 - runs through
October 22. Class held 10:30 - 11:15am in the Kids Shores Club.
For more information, contact Shana at sbgwellness24@gmail.com.

SELF-DEFENSE CLASSES BY TACTICAL FITNESS-

8 weeks beginning Saturday, October 15 with no class on November 26th.
Classes located in the Fitness Barn Movement studio, 11am - 11:45am, and
12:00pm - 12:45pm for ages 18+. \$200 for the 8-week session. RSVP or send
any questions to tacticalfitnessva@gmail.com

MJX, EMPOWERING GIRLS 4EVER-

5 week sessions began September 13 at the Kids Shores Club.
2nd - 5th grade 5:15pm - 6:15pm and 6th-10th grade 6:20 - 7:20pm.
For more information, contact mjxgirls4ever@gmail.com.

ASTROLOGY CHART READING CLASSES-

By Astrologer Dave Shipman- astrologyathome@gmail.com, 703.508.5724

Mat Pilates with Andrea by Abate Wellness LLC

Build a strong, balanced body, and increase flexibility! In
Mat Pilates class, we work on toning and strengthening the full
body, while focusing on getting a core and glute workout, using
body weight and introducing equipment such as a resistance
band and a Pilates ball. Join our Mat Pilates group every
Sunday at 8:30 AM in the Fitness Barn movement studio.

Classes:

Drop in Class \$30 / 3 Class Pack \$75 /
6 Class Pack + 1 Free class \$150

Payment is through Abate Wellness website at
Abatewellness.com.

Email Andrea@Abatewellness.com (questions to RSVP).
Want to stay in the loop for more classes and news?
Sign up for Yoga + Fitness Mailing list at Abatewellness.com



MJX Programs

MJX
Empowering Girls 4ever

POTOMAC SHORES MJX PROGRAMS

5 WEEK PROGRAM
SHORES KIDS CLUB

TUESDAYS:
2ND-10TH GRADE

Information

- MJX T Shirts included
- Hands On Life Skills Activities
- Free Mentorship Opportunities Available For Grades 11-12
- Visit website for registration and times

\$95

Leadership
Goal Setting
Health and Wellness
Resilience
Mentorship
Empowerment
Cooperation
Communication
Mindset
Awareness
Mental Health

www.mjxgirls4ever.com

Activities

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

60 Minute Program:

- ✦ All Fitness Levels
- ✦ Aerobic Training
- ✦ Warm-up
- ✦ Low – High Intensity
- ✦ Endurance Training
- ✦ Cool-down

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: Antonio ~ Phone: Text 571-989-3005

Website: www.fivestarfellas.com

Email: fivestarfellas@gmail.com or antonio@fivestarfellas.com



Tactical Fitness

Tactical Fitness VA is a new personal training company based right out of Potomac Shores. We offer personalized training packages and are happy to work one-on-one or in group sessions. We will help you achieve your fitness goals in a supportive and friendly environment. We are happy to train out of the Fitness Barn or at clients' homes. Feel free to check out our website (below) and we look forward

to working with you. (we also beat the price of any personal training operating out of the Potomac Shores Fitness Barn).

Tactical Fitness VA is also going to be offering Self-Defense classes at the Fitness Barn beginning October 15th! This course will progress weekly. During the first week, instructors will discuss scenarios and situational awareness and the class will progress from there. The physical portion of the training will progress weekly from blocking and defensive movements to various punches and strikes in the weeks thereafter. We will be teaching knife defense as well as ground fighting and grappling.

The training will consist of instructors teaching techniques at the beginning of the training and then moving to drills. During the drills, the goal will be to get the participant's heart rate up and implement a cardio/fitness component to the training.

Instructors will also work with participants to address participant requests' to learn certain techniques.

Want to register for the self-defense class or looking for a personal trainer? Email tacticalfitnessva@gmail.com, or visit tacticalfitnessva.com.

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!

Personal Training

Five-Star Fellas 'Fitness Lifestyle' 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.

Five-Star Fellas offers a number of fitness services, programs, and "WIN-WIN" fitness packages in the area with lower prices, higher quality, real fitness, real results, and a fitter lifestyle.

Morning, afternoon, and evening slots are currently available. Act now as there may be no availability for the new year!

Contact: Antonio

- Website: www.fivestarfellas.com
- Email: fivestarfellas@gmail.com or antonio@fivestarfellas.com
- Phone: Text 571-989-3005



Yoga

Every Saturday morning, join friends and neighbors on the lawn by the Fitness Barn to start the day with movement and breath. Deepen your body awareness, connection and mental clarity through strengthening, increasing mobility and connecting breath to body.

The class meets outside currently and will continue to into the fall, eventually moving inside when the weather gets too cold. There is a private group on Facebook called PoSho Yoga where up-to-date changes like any class cancellations or changes in location are posted weekly. Please feel free to request to join for all current updates on the class.

Class is Saturday mornings from 7:45am-8:45am. Class cost is \$10, payable through Venmo, Zelle, PayPal and cash.

It's time to make time for you!



Art Classes Sip & Paint at the Shores Club!

Hello everyone! My name is Donna Merchant; I proudly offer weekly art classes every Wednesday afternoon at the Fitness Barn Children's Room to kids ages 5-9, 5:00 - 6:30pm, in addition to kids ages 10-14, 6:45 - 8:15pm. The cost is \$25 per child, sibling discount available.

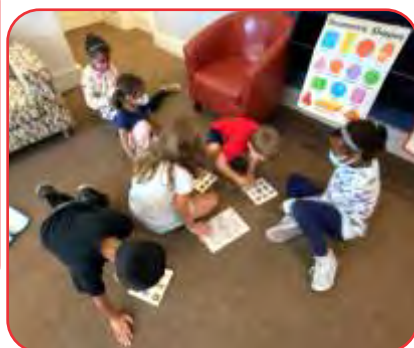
For my 5-9 year-old class, the first 45 minutes is a structured art lesson featuring a famous artist and an art-related story. I enjoy incorporating art history/appreciation in each lesson. Activities include drawing, watercolor or acrylic painting, paper collage, or sculpture. The remainder of the class involves centers with free drawing, pictiary, legos, stamping, art bingo, and "freeze dance" music and movement fun.

My class is for older kids ages 10-14 will be a more advanced opportunity to fine-tune drawing and painting skills using watercolors, various graphite drawing pencils, charcoal pencils, oil and chalk pastels, and weekly sketchbook challenges!

I now also offer an adult class on Thursdays 1:00 - 3:00pm in the Social Barn Kitchen. This class will be structured to student interest with the opportunity to draw or acrylic paint. The cost is \$30 per class, all supplies included.

Don't forget I also offer monthly adult Paint and Sip parties in the Social Barn kitchen as well! \$35 per person, BYOB. It's a fun way to meet your neighbors! *(I also book private in-home paint parties for adults or kids, let me know if you'd like to be a host)*

All of my classes and paint parties require an RSVP.
15-seat maximum for both children/adult classes as well as paint parties at the clubhouse. Please contact me directly:
donnamerchant.dm@gmail.com. Donna - Owner/art teacher
Pencils and Paints LLC - *find and follow me on Instagram



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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

COMMUNITY PAPER SHREDDING EVENT:



As our community continues to grow so does the turnout at the annual Shred Day event. Just over 3,000 pounds of loose paper were securely shredded and recycled, freeing up space in offices, closets, and basements throughout Potomac Shores. As always, my favorite part is meeting new neighbors and catching up with old friends and clients while giving back to the community that continues to give Daisy, Andy and I so much!! I look forward to seeing you around the neighborhood and NEXT YEAR at Shred Day.



POTOMAC SHORES REAL ESTATE

As of September 15th, there is currently one home coming soon, 24 homes active on the market, and seven homes that are under contract or pending.

Below is information on the 18 homes that closed this past quarter. What's to come?

Give me a call. I'd love to talk with you and help you to plan your next move.

PROPERTIES SOLD 6/15/2022 - 9/15/2022

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	SOFT Finished	List Price	Sold Price	Seller Subsidy	DOM
17901 Woods View Drive	6/21/2022	5	3/1	4,303	\$800,000	\$816,000	\$16,000	4
1747 Cottonwood Grove Road	6/24/2022	3	3/1	3,330	\$699,990	\$692,000	\$4,000	12
17356 Redshank Road	6/30/2022	4	3/1	2,797	\$630,000	\$630,000		0
18217 Red Mulberry Road	7/01/2022	4	3/1	3,740	\$630,000	\$627,100		5
2301 Harmsworth Drive	7/13/2022	4	3/1	3,632	\$760,000	\$750,000		22
2003 Serviceberry Road	7/15/2022	3	2/2	2,520	\$510,000	\$525,000		8
18216 Red Mulberry Road	7/20/2022	4	3/1	3,760	\$650,000	\$650,000		5
17256 Herring Gull Lane	7/25/2022	4	3/1	2,832	\$695,000	\$669,900		39
17470 Spring Cress Drive	7/27/2022	4	3/1	3,952	\$749,900	\$765,000		9
17922 Woods View Drive	8/01/2022	5	4	5,758	\$950,000	\$950,000		3
18105 Red Cedar Road	8/02/2022	4	3/1	2,520	\$530,000	\$530,000		3
18220 Red Mulberry Road	8/04/2022	3	3/1	3,740	\$630,000	\$635,000		6
17467 Spring Cress Drive	8/12/2022	6	5	5,712	\$999,000	\$999,000	\$15,000	4
2017 Alder Lane	8/19/2022	3	2/1	2,880	\$620,000	\$600,000		41
2308 Sweet Pepperbrush Loop	8/26/2022	4	3/1	3,952	\$774,999	\$785,000		1
2001 Serviceberry Road	8/30/2022	3	2/2	2,520	\$521,900	\$521,900		19
2180 Potomac River Blvd	9/01/2022	7	6/1	5,855	\$1,130,000	\$1,095,000		48
2008 Serviceberry Road	9/15/2022	3	3/1	3,316	\$587,900	\$587,900		6

Testimonial

"I've dealt with my fair share of real estate agents, and I have to say my experience with Christine was the best! Her advice for getting the house ready for sale was spot on! I was happy with what I netted from the sale, and the buyers are happy with their purchase. (I've talked to them a number of times.) We are all happy, and that's what makes a perfect real estate deal." ~ Sid S.



Follow Me on Social Media for Real Estate & Home Ownership Tips!

Facebook: ChristineWeedonRealtor

Instagram: ChristineGoyetteWeedon



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



Town Center

Back to business at the end of Summer 2022. Your Town Center Committee, as always, strives to represent you well. The last time we wrote an update to you was just before beginning to craft our Vision Plan to capture the essence of the Potomac Shores dream for any developers, businesses, neighbors, and new residents who come here to share in it. I will share some of that introductory document with you here, along with some updates as well. At that time, we had also just added new members who have already made their impact felt since then. And like we noted then, there are new opportunities to add fresh blood to the Committee coming soon...next month, in fact. Lastly, we will provide the most recent insights we have available about the most relevant facets of the Town Center.

As the final three builders continue apace towards completing the buildout of single-family homes and villas, the reason our committee exists comes into sharper focus. The main purpose of Town Center is to eventually become the heart of Potomac Shores. And so, the primary goal of the Committee is to help stimulate the right rhythm to sustain each vital organ of our community. A "healthy heart" will allow our residents to live together, support critical functions in our lives, and move us to/from our places of work, entertainment, and home. A well-rounded menu of activities, operations, support, and dwellings is critical for keeping both the heart and body healthy. It is our hope that the Integrated Vision Plan we've been developing will provide a roadmap to reach that goal. We present the following excerpt from that plan to give a sense of what's in it:

Vision Statement: *Create a robust, healthy town center at the heart of our social, commercial, and recreational life in the riverside community of Potomac Shores. Animate our lives in this neighborhood through collective citizenship, creativity, cooperation, and commitment. Employ the best modern residential, cultural, territorial, and economic advantages to the highest benefit of all residents and our neighbors.*

Community Mission: *We Residents of Potomac Shores join with commercial, economic, private, and governmental partners to achieve a sense of neighborhood – defined as comfort, safety, fun, collective responsibility, diversity, respect, and resiliency – that is unique to our location on the historic shores of the Potomac River. We strive to achieve a shared vision of life in this place and to make it available to all who newly arrive, stay to put down roots, or just visit for the Tidewater aesthetic and resort-style living. We invite best-in-class developers, businesses, nearby communities, and each resident to commit collectively to making our Town Center Eastern Prince William County's riverfront jewel. That Town Center shall be more than architectural guidelines, random shops, commerce for its own sake, or chain stores neglecting our stated needs. Our shared dream is that in coming here for the lifestyle, we enrich every life and ultimately make our neighborhood home a place to come for a day or stay for a lifetime.*

While the master plan for Potomac Shores contains key development proffers and provides an inspirational overview in design renderings and narratives, it lacks specifics for how and when that vision might be realized. A grass-roots effort sprang from this realization to elicit more complete information about the project, confirm compliance with PWC governance requirements, and forecast timing for major project milestones – that effort resulted in the establishment of a Homeowners

Association (HOA) Committee for the Town Center. Since its first meeting, the Town Center Committee has fought to access accurate, timely, and relevant development details to pass on to residents. As a key function, the Committee works hard to use the data and knowledge it develops to lend rigor to and favorably influence, where possible, PWC government review and approval processes to our residents' benefit. This Integrated Vision Plan seeks to narrate a holistic approach to raising the town center up from its ground-level foundation to the highest achievable version of our collective dream.

As mentioned before, this is just an excerpt...an introduction to several sections spelling out in more detail the critical items and ideas meant to guide incoming developers in building and integrating a commercial real estate center his community deserves. To tie this Vision Plan closely to your desires and demands, we will generate a Residents' Survey (our second one) that refreshes our understanding of new resident sentiments, to be distributed in November 2022. Its results will inform an update to the Vision Plan for publication at the start of 2023.

Also, as 2023 begins, we will start off the year with new additions to the Town Center Committee, giving other interested residents their chance to contribute directly and invest our work with new ideas. Committee members for all groups are nominated to and selected by the Homeowners' Association (HOA) Board. For the Town Center Committee, we add on the key criterion of possessing some relevant skill and/or experience contributing to the knowledge and effectiveness of overseeing commercial real estate development, public facilities/services, financial management, or vertical construction. Sara Cruz or Daiane Studzinski in the HOA Management office will distribute a call for nominations/submissions in late October. Residents are encouraged to submit letters describing their or their nominee's relevant experience, education, and/or knowledge that could add tangibly to our committee's mission.

Thanks to those Committee Members who will be leaving, and we look forward to welcoming those who are to follow. And thank you to all you residents who support, challenge, and dream with us.

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Neighborhood Watch



By George Preston

Remember: **“If you SEE something, SAY something.”** Join in! As our Potomac Shores community grows, we are continually looking for 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. Did you know that most reports are submitted online? Check out the following website to see the latest reports for the county police. www.pwcva.gov/departments/police (Scroll Down and click on “CRIME MAP”). Our meetings occur on the first Tuesday of every month (7:00pm) 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 to get on our email list. Keeping our community safe for the years to come. Thanks!

Gardening & Greenhouse

It's been a fruit summer for our gardeners. Many were still picking zucchini, squash, peppers, okra, and eggplant will into September. Due to the very humid and wet summer, we all had, very few of us had any good tomatoes this year! As the hot summer turns into the cooler Fall days, the garden is also changing. We have added another layer of 6x6 lumber to build the height of the individual plots, which will make working the plots easier next year.

Many people have put their beds to sleep for the winter. They have either covered them with black plastic or used cover crops provided by the Virginia Cooperative Extension. And still, others are continuing with winter gardening. It is possible to have kale, spinach, onions, and root vegetables growing through the winter months. I personally had spinach all winter long, even though the winter storm was on January 3rd.

The greenhouse is also changing. It had been pretty empty since June when Robert Lytle power washed the interior. Meghan Corby grew some beautiful cucumber there in August. So as fall comes upon us, many gardeners will be placing their house plants in the greenhouse. **We are practicing Best Practices in the greenhouse. Each plant in the greenhouse MUST be labeled with its owner's name and email address, and phone number.** If there is no ID on a plant, that plant will be placed on the picnic table outside. NO SICK plants allowed – please! Having said that, we have a wonderful greenhouse that all are entitled to use and enjoy.

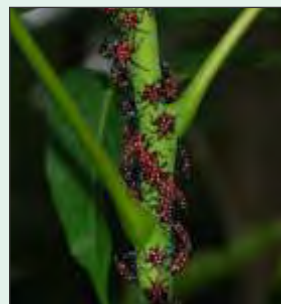
If you are interested in a garden plot for the 2023 season, please watch for the winter edition of *The Front Porch*. In that edition, you will find the garden plot application. Please complete that application and submit it along with the \$35.00 fee to Daiane in the Social Barn. The deadline is March 31, 2023. Plot assignments will be made on April 1st.

Spotted Lanternfly

A potentially very serious pest of grapes, peaches, hops, and a variety of other crops, the spotted lanternfly (SLF), *Lycorma delicatula*, was detected in Frederick County, Virginia, on Jan. 10, 2018. It has been found in Prince William County.

It is important to look for it and report any finds.

The spotted lanternfly has also been reported on a range of ornamentals around the home and in the landscape; in high numbers, the insect can become a nuisance pest to homeowners.



Early, immature stages of the spotted lanternfly are wingless and black and have white spots that develop into red patches.

Clockwise from top left: Adult showing hind wings, an adult with folded wings, early black, and white nymphs. Full grown nymphs showing red and egg masses.



SLF egg masses are 1-1.5" long and 1/2-3/4" wide, shiny and grayish brown in color when fresh. They weather to a flat gray-brown color with age.

What should I do? See it? Snap a picture, Report it. Scrape it and Squish it.

Learn more at: www.pwcva.gov/SLF or ext.vt.edu/spotted-lanternfly



Trails

Thank you to everyone who participated in the Annual Fall Potomac Shores 5K Trail Run on October 8th, as well as to those who participated in our three historical trail walk events this fall.

If you are interested in getting involved in events and activities on our trails, want to help out on the Trails Committee, or want to contact us with questions or suggestions, you can do so on Facebook at Potomac Shores Trails or by email at trailspotomacshores@gmail.com.



Communications

By George Preston



-Helping to keep the community connected-

We are looking for Volunteers! Many on the committee are now reaching the end of their term. Sign up today! We meet monthly on the 2nd Monday at 7:00pm and look for ways to improve communication with our neighborhood as well as contribute and organize articles for this quarterly newsletter. You can contact us at: communicationspotomacshores@gmail.com. Please also visit our Potomac Shores homepage for all sorts of relevant HOA information, www.potomacshoresresidents.com, and look for the optional subscribe boxes on the left-hand side. Thank you.

****Porter Traditional School Bus Stop****

For those attending Porter Traditional School in our community, please note that we now have a bus stop at Covington Harper Elementary (Pick up at 8:19am – drop off at 4:10pm).

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Extreme Military Challenge Graduates

Audrey Wideman

By Monica Wideman

Kayla Wideman



Audrey Wideman's experience at Extreme Military Challenge! (XMC). She earned the title of "Cadet" by graduating from Cadet Basic Training and later graduated from the Cadet Field Leader Course.

Audrey started XMC as a "Recruit". She shipped on Receiving Day 3 (R-Day 3), July 3, 2022. She left the Dulles airport with plenty of room to mature, develop her leadership skills, and just strive for something more than video games. She returned with a level of maturity, integrity, leadership, followership, and drive that I have never seen in her before. This was abundantly clear to me that she had improved so much personally before we returned home to Virginia. XMC was a priceless investment into Audrey's future and provided her with lifelong tools that she could not get anywhere else at this age.

1. What did you get out of the program? I learned independence and self-reliance.
2. What are your future plans? My future plans are to get a full-ride scholarship to a college of my choice to study engineering.
3. What relationships did you develop? I made two best friends at camp, and the other challengers were really nice to me. I learned a lot from my instructors.
4. What does being a "Cadet" mean to you? It means more privileges than being a "Recruit." It means that I accomplished a lot to be able to earn the title, which I am really proud of.
5. What challenges did you have at XMC? The Gauntlet was a challenge for me because of the low crawls. It showed me my physical weaknesses, which I know I need to improve on while at home and during the school year.

Kayla Wideman's experience at Extreme Military Challenge! (XMC). She earned the title of "Cadet" by graduating from Cadet Basic Training and later graduated from the Cadet Field Leader Course.

Kayla started XMC as a "Recruit." She shipped on Receiving Day 3 (R-Day 3), July 3, 2022. She left the Dulles airport with plenty of room for growth in the areas of confidence and leading others. She returned with confidence and leadership skills that I noticed before we even left Alabama on July 30th, 2022. XMC was a priceless investment into Kayla's future and provided her with lifelong tools that I don't know where she could get anywhere else at this age.

1. What did you get out of the program? I learned to "embrace the suck." I pushed myself physically when I didn't think I could do it. I never quit, even when I wanted to. I gained resiliency. I pushed myself when I was tired.
2. What are your future plans? I am a rising senior at Potomac High and will be joining the Air Force immediately after high school graduation as a medic. I plan to use military educational assistance to pay for my ultimate career goal of becoming a pediatric surgeon. I love children and want to do something to help.
3. What relationships did you develop? I made a lot of new friends. It was very exciting to make friends from different countries like Egypt and Poland. We share a unique experience. My closest new friends were all teenage girls, and I know that everything we went thru during these four weeks away from home will give us something to bond over for a lifetime.
4. What does being a "Cadet" mean to you? It means I met the physical and mental standards of the military as I understand them. I met the physical standard first, but the mental standard took me longer to transition to.
5. What challenges did you have at XMC? I had to overcome my mental blocks and challenges. I had to get the mental blocks out of my head and realize it was my mentality only holding me back.

Social

Movie on the Lawn My First Volunteer Event

By Patrick Bell, Potomac Shores Junior Volunteer



Usually, when I thought about community service hours, I thought about it being more of a chore than anything else. I'm happy to say that I was wrong. Volunteering for the neighborhood is so fun. My first volunteer event was the Movie on the Lawn showing of "Bad Guys." It was a nice way to get started as a Junior Volunteer and to meet new people around the neighborhood. Getting to know people my age and working with adults, like the awesome DJ Todd and Chef Paul, made it feel like fun instead of work. I gained volunteer and social experience in a few fast hours. I highly recommend joining the PoSho Junior Volunteers. Gain experience and join the fun!

Late Night Swims Going Out with a Bang!

By Chelsea Uy
Potomac Shores Jr. Volunteer

The Late Night Swims hosted by the Social Committee at Potomac Shores were always such a blast, but the last one of the year took the cake! Going to the last kick-off of the summer was incredibly fun for everyone who came out. The food, fun, and festivities hosted by the Social Committee never ceased to impress me, and our very skilled DJ Todd, who always knew what songs to play at any moment, helped the party go out in style! With food and music, this event brought everyone in the neighborhood together as one, in a place where new friends became like family, and the entertainment was endless.



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Social (continued)

Music on the Lawn Reggae Night

By Karen Bennett

Ya' Mon! Music on the Lawn Reggae Night in Potomac Shores was "irie (everything good)"! As some attendees wore on their T-shirts, "Do Not Disturb, My Peace, My Joy, My Vibe," it was time to relax. The Adwella & The Uprising band brought the Caribbean vibe to us; no need to travel to the island on this night! We had it all right here! The band sang all original songs and wanted to respect the legendary Bob Marley by not singing his songs. However, one of our residents had to hear at least one Bob Marley song. So the band obliged and paid homage to the late great Bob Marley by singing one of his songs, "Everything's gonna be all right." We had a cool breeze, good music, good food, and drinks. Tidewater Grill brought the Caribbean flavored food – some jerk chicken, plantain, etc. We also had Pattie Party – Jamaican-style patties, TK brought his famous food and his fresh coconut water, lemonade, and sugar cane, and we were cooled down with ice cones from Cantina Grill. The Social Committee provided refreshments for all.



Music on the Lawn, Latin Night

By Lisa Gomes

Bienvenidos! Amigos. Our first Music on the Lawn Night for 2022 began with Latin Night, featuring the musical group El Grupo Quimbao. Joyous music brought everyone to their feet, dancing to salsa, samba, and merengues until the stars peeked out from a great sapphire night sky. We had various food options available by Cantina Grill, TK, When Pigs Fly BBQ, and tacos from our very own residents, the Huertas. And the great lever that keeps all these memories vibrant and strong is this super community. Despite the threats of rain and storms, this community turned out to fiesta. "No hay mal que por bien no venga" resonates with the Potomac Shores community, able to dress up an ominous forecast and make it into something wonderful. We were even given a perfect view of a lovely rainbow as the Potomac Shores Social Committee provided a plethora of bubbles to accessorize the gloomy horizons that turned scenic and beautiful. Children chased after the delightful little bubbles as music fed the soul. Our favorite, sweet-time treat, Mama Rosa's, cooled the palate with fruity choices, while TK's Sugar Cane juice and fresh coconuts helped to make this celebration rich and satisfying.



Independence Day Blast

By Lisa Gomes

Social (continued)

I can hardly believe how fast our summer was spent. But I guess the ol' adage is true, 'Time flies when one is having fun,' and every event that the Potomac Shores Social Committee organizes makes that time buzz quickly into the next season but not without a treasure trove of good memories. Though school is back in session, I still remember our kickoff to the summer with our Independence Day Blast like it was yesterday. Perfect skies and just enough heat to spend the day in the sun listening to DJ Brian spin pop music. Good tunes charge up the fun for the children of this community as they raced through the Moon Bounce while our talented balloon twisters provided props of flowers, swords, and dinosaurs to make the Moon Bounce an adventure. Others switched between playing a game of catch on the lawn and then cooling off in the pool while a respite from the fun and games was taken as the lines for our food trucks did not end. Worth the wait for great meals from TK's coconut water and kebobs and Latin favorites from Cantina Grill. Then, once we finished our vegetables, the longest line was for our go-to dessert station, Mama Rosa's Ices. Sweet and savory ice was the ideal cool-off from a day in the sun. I enjoyed every moment, celebrating our freedoms with this vibrant community and finding gratitude and pride in being an American.



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Social (continued)

Luau on the Lawn

By Hae-In Jung-Edmisten

Aloha! The leis were bright, and the beverages were cold at the Potomac Shores Luau on the Lawn brought to you by the Potomac Shores Social Committee! This neighborhood celebration of Hawaiian history and culture was delivered as always, with great food, great music, and great fun by all who attended.

The PoSho Keikis and PoSho Wahines danced brilliantly as the sun set on a gorgeous evening. Resident Carol Padgett choreographed and performed a series of Hawaiian dances. Crowd participation was at an all-time high this year; the PoSho crowd danced so beautifully that Ms. Padgett even got to sit back and enjoy the crowd's interpretation.

TK pulled out all the stops with a traditional Hawaiian pig roast, complete with coconut rice, sausage, grilled chicken, and fresh coconut. Chef Paul of Tidewater Grill prepared additional food selections, while The Cantina Grill food truck was on-hand to serve tacos, nachos, sno-cones, and other favorites. DJ Todd played the hits and also played the soundtrack for the performances. Child and adult raffles were held for fantastic prizes as well. If you missed out, it was an awesome time!

Special Mahalo to Carol Padgett for organizing and leading the performances! Additionally, a special thank you to Stacey Coolican for her generous support in helping with the flower preparations for the performers. Finally, many thanks to all of the performers listed below for their many hours of dedication to their craft.

PoSho Wahines

- Aleta Allen
- Sarayah Anderson
- Angela Bailey
- Sara Baltozer
- Karina Beasley
- Witney James
- Cecilla LaRose
- Carrie Pearson
- Odongere Pount
- Fritzie Shinohara
- Liana Sins
- Lynette Sprowls
- Alexandria Tufele
- Karen Turner
- Melissa Vallilo
- Denise White

PoSho Keikis

- Hugh Ciarcia
- Karina Girdharry
- Zora James
- Madison Latinis
- Ava Martin
- Jackson Martin
- Abigail Pearson
- Tobias Pearson
- Ashley Shinohara
- Chloe Shinohara
- Paige Shinohara



Fall Landscaping Can Be Fun!

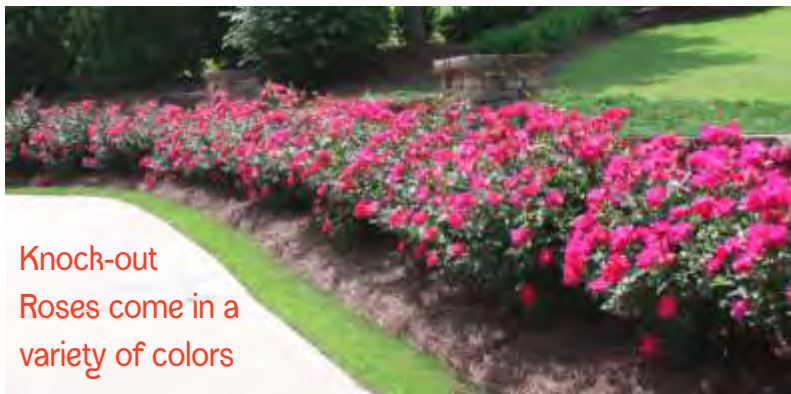
Fall is the best time to do most of your planting as it gives plants time to take root, so they are ready to bloom and thrive by spring. But many wonder where to begin. Here are some tips that we hope will help you to “clean up” and “refresh” your property.

You may want to start by speaking with a few different landscape architects (local nurseries often offer this service). Some will provide a complimentary consultation if you plan to purchase their products and/or have them installed. If you don't want to commit, you can often pay outright. An average-sized yard, depending on complexity, can run about \$350. The great advantage of working with pros is that they can advise on colors and plantings that work in Virginia, considering the sun, seasons, and other natural factors. Also of great concern is protection from local wildlife like deer. Of late, deer aren't even deterred by most fencing.

If you are interested in continuous color throughout the spring, summer, and fall seasons, a landscape architect can be of great assistance. So that as the daffodils fade, the tulips spring up, and so forth. Also, focus on your trees. The Crepe Myrtle is glorious and blooms mid-summer and often into early fall. **Tip:** The most important factor here is the placement of that tree. You need to know approximately how fast and how wide/tall it will grow. You do not want to have to deal with transplanting it after a few years of growth. **Tip:** Watch and treat for chiggers – a widening concern for tree owners. These pests destroy but also can lead to three weeks of intense itching in humans when they attach.

If you are looking for great colors with easy care, consider knock-out roses. They are so easy – they bloom, and when the blooms turn brown and fade, you simply snip off the top. Within a few weeks, they will bloom again. Sometimes three times in one season.

Landscaping can be fun, especially when you involve children. Each can select their own flower or plant to care for and call their own. It's amazing how proud they can be and protective of their selection.



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Crepe Myrtle



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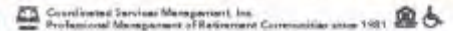
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2	3	4 Neighborhood Watch Meeting pm @ Social Barn	5 Fairways Parking and Traffic Committee Meeting 6pm @ Zoom	6	7	8 Cars & Coffee 7:30-9:30am @ Parking Lot Annual Fall Festival 2-5pm
9	10 Just Another Chapter Book Club 7pm @ Zoom Communications Committee Meeting 7pm @ Kitchen/Zoom 	11	12	13	14 Casker's Club 6:30-9:30pm @ Social Barn	15
16	17 Garden Committee Meeting 7pm @ Social Barn	18 Social Committee Meeting 6:00pm @ Social Barn	19	20 New Resident Orientation 7pm @ Social Barn	21 Beer & Wine Club 6:30-9:30pm @ Social Barn	22
23	24 Town Center Committee Mtg 7pm @ Great Room/Zoom <i>Halloween</i>	25 Books Hens Club 6:15pm @ Social Barn	26	27 Wreath Making Class 6:30pm @ Social Barn Kitchen	28 Sip & Paint Night 6:30pm @ Social Barn	29 Adult Halloween Party 7-11pm @ Social Barn
30		31				

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THURSDAY

FRIDAY

SATURDAY

		1 Neighborhood Watch Meeting 7pm @ Social Barn	2 Fairways Parking and Traffic Committee Meeting 6pm @ Zoom	3	4 Casker's Club 6:30-9:30pm @ Social Barn	5
6 	7	8 	9	10	11 Sip & Paint Night 6:30pm @ Social Barn	12
13	14 Communications Committee Meeting 7pm @ Kitchen/Zoom	15 Social Committee Meeting 6:00pm @ Social Barn	16 Books Hens Club 6:15pm @ Social Barn	17 New Resident Orientation 7pm @ Social Barn	18 Beer & Wine Club 6:30-9:30pm @ Social Barn	19
20	21 Garden Committee Meeting 7pm @ Social Barn	22	23	24 HOA & Shores Closed	25 HOA Office Closed	26
27	28 Town Center Committee Meeting 7pm @ Great Room/Zoom	29	30	CONTACT/RSVP INFO Sip & Paint Donna Merchant donnamerchant.dm@gmail.com 703-203-0443		Wreath Making Class Randem Young randemcreations@gmail.com

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				1 Wreath Making Class 6:30pm @ Social Barn Kitchen	2 Casker's Club 6:30-9:30pm @ Social Barn	3 SANTA VISIT @ 10AM
4	5	6 Neighborhood Watch Meeting 7pm @ Social Barn Books Hens Book Club 6:15pm @ Social Barn	7 Fairways Parking and Traffic Committee Meeting 6pm @ Zoom	8	9 Sip & Paint Night 6:30pm @ Social Barn	10 Adult Winter Dance 7-11pm @ Social Barn
11	12 Communications Committee Meeting 7pm @ Kitchen/Zoom	13	14 Annual Meeting/ Developer Update 6pm	15 New Resident Orientation 7pm @ Social Barn	16 Beer & Wine Club 6:30-9:30pm @ Social Barn	17
18	19 Garden Committee Meeting 7pm @ Social Barn	20 Social Committee Meeting 6pm @ Social Barn	21	22	23	24 CHRISTMAS EVE
25 MERRY CHRISTMAS Christmas Day Shores Club Closed	26 HOA Office Closed	27	28	29	30	31 New Year's Eve 

Prince William County Schools 2022/23 School Calendar Dates

2022

October 5 Holiday (Schools Closed)

October 10 No school for All students

October 24 Holiday (Schools Closed)

October 31 Parent Conference Day (ES/MS)
No school for All students

November 8 No school for All students

November 11 Veterans Day Holiday (Schools Closed)

November 23/24 Thanksgiving Break (Schools Closed)

December 19- Winter Break (Schools January 2 Closed)

Reference: PW County Website:
www.pwcs.edu - Subject to Change

2023

January 3 School Reopens

January 16 Martin Luther King, Jr. Holiday (Schools Closed)

January 27 Elementary School 1/2 Day Parent/Teacher
Conferences

January 30 No school for All students

February 20 Presidents' Day Holiday (Schools Closed)

April 3-7 Spring Break for Students

April 10 No school for All students

April 21 Holiday (Schools Closed)

May 29 Memorial Day Holiday (Schools Closed)

June 15 Last day of school



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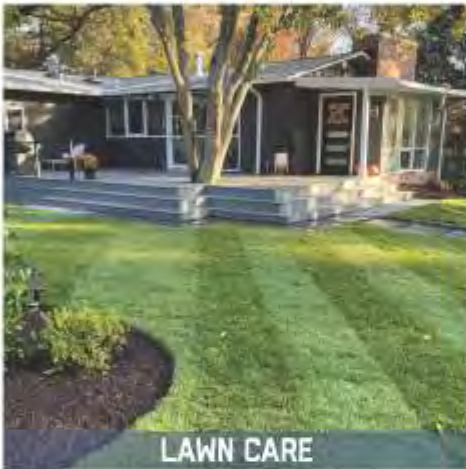
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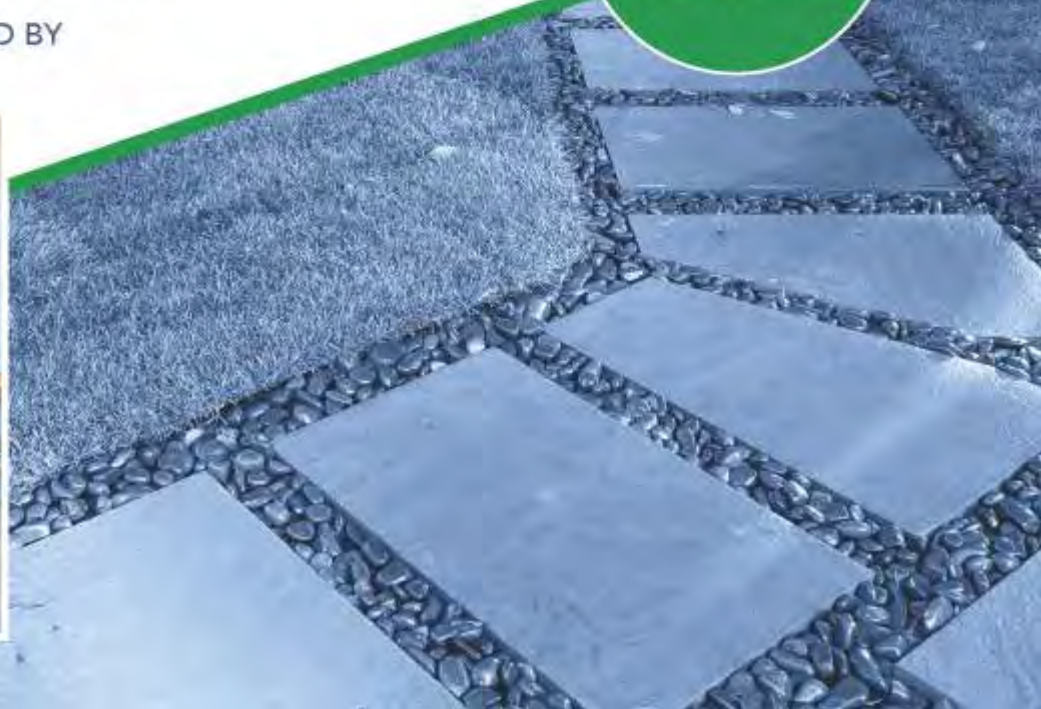
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cask-ers

/kask/-ə(r)z/
noun

1. A group of individuals who appreciate all spirits derived from cask barrels. Such spirits include, but are not limited to, Bourbon Whiskey, Scotch, Cognac, Brandy, etc.
2. A family of weird crazy people – Urban Dictionary Definition.

What happens when you get a group of individuals together who share a common love and enthusiasm for all spirits distilled and aged in barrels? Well, you get the Potomac Shores Caskers Club. A group of neighbors that met back in the Fall of 2019, each with a bottle of their favorite barreled spirit in hand, with the intention of meeting and creating great relationships among neighbors. A motley crew of people who enjoy conversing, laughing, and exploring the world of bourbons, whiskeys, rums, and anything barrel aged. Meeting monthly on a Friday evening (check the newsletter or Facebook page for event dates and times), you can find our events open to everyone, no matter what level of experience or gender. Caskers is not only just an event where the focus is on spirits and drinking, but where people can discuss Potomac Shores topics in a less formal environment, where people can be introduced to members of the community who work on various community-sponsored committees and network with like-minded professionals. The only requirements we ask are that you bring a bottle of your choice for sharing, a drinking vessel (Social Barn may be low on glassware), and a potential food item to help allow the evening to last a little longer. When in the company of friends and neighbors, nothing is better than an open bottle of whiskey and great food. Often times Caskers hosts live music, lawn event activities, and community-organized charitable drives. For all those who are new to the Potomac Shores community, come join us and see what we are about. We believe you will not just have a great time but will walk away with some remarkable insight into the world of bourbon, whisky, etc.!



Women of Bourbon



Beer & Wine Club

Come out to Beer & Wine club, and bring a snack or beer and wine to share. It's a great time to find your tribe or meet your neighbors.



Summer session (game night)

The 2022 Posho Spades winners Brandon Bradley and Guy DeWeever II. This year the Champions reside in the North.



Discounted golf passes for residents

Golf lessons for groups or individuals

Golf shop featuring high-quality logoed apparel

Jack Nicklaus Signature golf course

25% all apparel through December

Wine Down
Wednesdays

Happy Hour
Monday - Thursday
4 pm - 7 pm

LIVE music every
Sunday & Thursday

Weekend Brunch
10 am - 2 pm

Thanksgiving Feast
To Go

Christmas Eve Dinner
To Go

Tidewater
HILLS

571-383-3050

www.PotomacShoresGolfClub.com

The Deadline for the WINTER 2022 Issue of *The Front Porch* is December 15

EDITORIAL/PHOTOS

Please send all info to:

Sara Cruz, Community Manager :
scruz@cmc-management.com
and Daiane Studzinski, Assistant
Manager/Activities Director:
dstudzinski@cmc-management.com

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WELCOME TO POTOMAC SHORES!

FAQ'S FOR RESIDENTS

-  **Shores Club**
1801 Potomac Shores Parkway
Dumfries, Virginia 22026
-  **Front Desk - 703-640-3970**
-  **Register for the Website!**
www.potomacshoresresidents.com

Potomac Shores Residential Association Contacts:

Community Manager, Sara Cruz:
SCruz@cmc-management.com

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

Covenants Administrator, Alaya Hamilton
AHamilton@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

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

On the next page under PLACE AN ORDER select: "COMMUNITY MANAGEMENT CORPORATION"

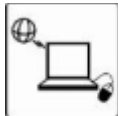
This will direct you to Community Archives. You will need to register with Community Archives if you are a first time user and if you have any difficulties placing the order and/or navigating through the website please contact Community Archives Customer Service at 1-800-995-0682.

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.

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 (see article on the following page for details):

- Pay online at www.cmc-management.com
- Set up a Direct Debit
- By mail with a coupon
- In person at the CMC Corporate office during regular hours at 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

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. Forms can be obtained from Customer Service at 703-631-7200 or 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. 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 + 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 – and then click on account login (blue box) which will take them to Town Square where they must register.

POTOMAC SHORES PUBLIC SERVICE CONTACTS

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
Quantico Noise Advisory www.quantico.marines.mil/Info/Noise-Advisories/	



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