

POTOMAC
SHORES



WINTER 2023
The
FRONT PORCH

COMMUNITY NEWSLETTER





OFFICIAL QUARTERLY PUBLICATION
OF THE POTOMAC SHORES
RESIDENTIAL ASSOCIATION

DEADLINE FOR THE SPRING 2023 ISSUE
OF THE FRONT PORCH
IS MARCH 15

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
Jessica Nguyen
Derek Gebelhardt
Neville Welch

HOA COMMITTEES

Communications Committee
CommunicationsPotomacShores@gmail.com
Greenhouse/Garden: Mary Louise Koehl, Chair
Gardenspotomacshores@gmail.com
Landscaping Committee Joanne Soliman, Chair
Landscapepotomacshores@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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**Derek
Gebelhardt**



**Neville
Welch**

POTOMAC SHORES NEW BOARD OF DIRECTORS

In December, Potomac Shores held their second Board of Directors election. Six homeowners submitted their candidate statements and over 600 homeowners cast their ballots!

We are happy to announce that Derek Gebelhardt and Neville Welch are your newest Board members and were elected to serve a two-year term.

Congratulations!

We look forward to working with you both!

THE FRONT PORCH EDITORIAL POLICY - Neither the Potomac Shores Homeowners Association, the Potomac Shores Board of Directors, the Communication Committee, Staff, Publisher or Residents make any representation as to the validity or qualifications of any advertiser. The publisher reserves the right to decline any articles and/or pictures that are submitted or advertisements for any reason they deem appropriate. All submissions to "The Front Porch" are included or declined at the prerogative of the Community Management Staff. Submitted articles are the opinion of the author and do not reflect the opinions of the Community or Publisher. Articles submitted are subject to editing for clarity and length and should not be self-promoting or promoting a family member, friend, business, etc. The subject should be of general interest to our Potomac Shores Residents. "The Front Porch" is not an appropriate vehicle for the promotion of any political party, candidate or platform and/or religious affiliation. Articles appearing in "The Front Porch" may not be reproduced in any manner without the express permission of the Publisher.

Manager's Message

By Sara Cruz



Happy 2023!

I hope you and your families had a happy holiday season.

It was a great year here at Potomac Shores. Thank you to our amazing staff, Board of Directors, committees, and community

volunteers! Thanks to everyone's involvement and dedication, I am proud to share a few of our major accomplishments with you:

- Management and the Board reviewed just under 300 architectural applications and made amendments to the Supplemental Design Guidelines.
- In early 2022, the multi-purpose court at the Shores Club was completed and includes a full-size tennis court, two half-court basketball courts, and a pickleball court.
- Completed a full update to the Reserve Study to add the new building, pool, townhome private streets, tot lots, and multipurpose court.
- The Board approved the 2023 budget with no increase to the Association's assessments.
- Hired a new landscape maintenance company and completed several common area landscape enhancements, turf renovations, and tree replacements.

- Added a new text message feature to the website, which allows residents to opt-in to receive text alerts on neighborhood news/updates.
- For the Fitness Barn, mounted five new TVs around the gym, purchased two additional treadmills and two ellipticals, added retractable blinds to the movement studio, and several new small pieces of fitness equipment.
- Purchased additional pool furniture, replaced the family pool pump, added early morning lap swims hours, late night Friday swims every week, and added new fans for the Pool Barn area and Social Barn patio area.
- Added new Community Classes to include Pilates, dance fitness classes, boot camp classes, self-defense classes, and Zumbini kids' classes. There's also a new Cars and Coffee Club and children's Storytime on Wednesdays.
- Approved a new fence for the Pulte tot lot, additional dog waste stations, and community trash cans.
- Hosted 21 very popular and fun community events with the Social Committee!

We look forward to continuing to serve you in 2023. If you have any HOA-related questions or concerns, please feel free to give me a call at 703-640-3968 or e-mail me at scruz@cmc-management.com.

ASSISTANT MANAGER/ ACTIVITIES DIRECTOR MESSAGE

By Daiane Studzinski



Happy 2023! I hope you all had a Merry Christmas!

One of the most beautiful amenities at the Shores Club is the Social Barn. I'm sure most of you all have attended community events here, but this space can also be rented out for your private parties. The Social Barn is available for private rentals Friday-Sunday. You can rent the Entire Social Barn or just a section of it, depending on the size of your event. The maximum capacity for the Entire Social Barn is 107 persons. To reserve the Social Barn for a private party, you would need to fill out a Rental Contract and turn in the security deposit and total rental fees. All the pricing information and rules can be found on the rental agreement form posted on our website. Dates are filling up quickly, so

if you would like to check on availability, please don't hesitate to give me a call or send me an email!

Another great amenity is our Gardens and Greenhouse! I look forward to Spring/Summer when I walk up to the garden plots and see all the vegetables that our residents are growing. We are accepting Garden Plot applications now through March 31st. Garden Plots are \$25. The application with all the details can be found on page 10 and is also posted on our website. Garden Plot assignments will take place between April 1st-April 10th.

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 the rental agreement for the Social Barn and Garden Plot Application on our website at www.potomacshoresresidents.com.

Upcoming Community Events

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

February 25
Mardi Gras

April 1
Easter

April 22
Movie Night on
the Lawn



covenants corner

By Alaya Hamilton

Hello, again, Potomac Shores Residents! I hope everyone had a nice and warm holiday season!

Please remember that Design Review Applications are due on the 1st and 15th of every month. The Board of Directors will review complete applications within 45 days of receipt. You will receive written notice of the Board's decision in the mail. If you have any questions or concerns, contact me at ahamilton@cmc-management.com or 703-640-3973.

If you anticipate selling your home and would like me to do a general inspection of the outside of your home to see what possible improvements or other exterior items may be identified on a comprehensive Resale Inspection, contact me.

Please remember that your entire lot must be leased, not separate rooms or other areas, for longer than six months. Airbnb hosting is not allowed.

Please check all exterior light fixtures to ensure they're equipped with a daylight sensor and working bulb. Please

refer to the guidelines on the types of lights that are allowed.

Please ensure that your walkways and adjacent sidewalks are cleared timely after a winter storm.

Please be mindful that the open spaces in the parking lots are first come, first serve, not permanent parking spots. Please be considerate to your neighbors and allow other residents and visitors to park in the open spaces. Commercial, recreational, illegally, or improperly parked vehicles are prohibited within the community.

Please keep pets leashed when walking around the community to ensure the safety of all residents. Please do not allow your pet to urinate or defecate on private property. Please remember to pick up your pet's waste. There are several pet waste stations installed throughout the community for proper disposal. Thank you to the responsible pet owners who properly use the stations and clean up after their pets!

Thank you all for continuing to preserve the beauty of Potomac Shores.

Vendor Fair

On Sunday, November 6th, the Potomac Shores Vendor Fair was held at the Social Barn. Residents were able to come out and support all the great businesses in the community. Toys were also collected for Toys for Tots, and the HAPPI Club was present to help residents sign up for the Angel Tree Program. Thank you to Jen Logan and Cassandra King for organizing and hosting this great event!



ANNUAL MEETING / DEVELOPER UPDATE RECAP

The Developer Update was held at Covington-Harper Elementary School on December 14th, and the team from Biddle Real Estate Ventures (BREV) was present to give their quarterly update to the community.

1,917 homes in the community have been sold, 1,834 of which have settled or closed.

The Southern Neighborhood pool located in Land Bay 5-2 on River Heritage Blvd is under construction and anticipated to open summer of 2023. It will be a family-friendly pool with a 3,000-square-foot building. The first floor consists of bathrooms, a guard room, and mechanical/storage space. The second floor features a large party room, a small kitchen, and bathrooms.

The Town Center is under construction. The Developer is creating pad-ready sites. The road construction for the Northern Town Center continues. Clearing and Earthwork

are ongoing for the Southern Town Center. Inside the Town Center, Pulte Towns will be in Block 2 and Ryan Condos will be in Block 3. The River Heritage Blvd connection is coming summer of 2023. Outside the Town Center, Stanley Martin and Drees single-family attached dwellings will be in Land Bay 5-2, Pulte singles in Land Bay 5-1, and Stanley Martin singles in Land Bay 4-3.

For the Offsite Parkway, the plans are very close to approval by County. It was delayed by the discovery of an endangered plant species within the project boundary. The developer is waiting for State agencies to determine mitigation requirements to obtain an environmental permit. Easements and ROW have been acquired for everything except Park and Ride work. The work will start at the Route 1/234 connection as soon as the plan is approved, and a permit is obtained.

Renovation work was delayed by permit snags for the Rivershore Restaurant. The developer is trying to obtain County permit approvals in hopes to start renovations by end of the year and re-open by next summer.

For the Virginia Railway Express (VRE) Station, the contractor was given the notice to proceed with the parking garage. Excavation is to begin in March. Completion is expected by the summer of 2024. VRE is working to resolve CSX's Geotech concerns. They are working on a formal agreement with VPRA to give them land for excess dirt. They've said it will be the end of 2023.

The slide presentation from the Developer's Update can be accessed on the community website: www.PotomacShoresResidents.com.



* 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

GLUTE CAMP WITH FITNESS EXPERT SOFIA

Class dates will be posted on the email blasts! For more info contact Sofia at 540-841-1133
glutecampofficial@gmail.com

DANCE FITNESS

Dance Fitness - Mondays at 6:30pm For more info, contact Pamela Reynolds at preynolds@wowfitnessllc.com

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/goal based) movement therapy (animal flow, yoga, functional movement). Contact Augustus at augustus@appealfitness.net or 202.509.3406 to schedule 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
Wednesdays from 5pm - 6:30pm (5-9 year olds)
6:45pm - 8:15pm (10-14 year olds) \$25 per class.
Paint Parties 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!

Classes will be held from 10:30-11:15am in the Kids Shores Club. Contact Shana at sbgwellness24@gmail.com.

SELF-DEFENSE CLASSES BY TACTICAL FITNESS

Classes will be held in Movement Studio. RSVP/For more info contact tacticalfitnessva@gmail.com
11am-11:45am, and 12:00pm-12:45pm for ages 18+.
\$200 for the 8-week session.

MJX, EMPOWERING GIRLS 4EVER

Tuesdays at Kids Shores Club For more information, contact mjxgirls4ever@gmail.com.

ASTROLOGY CHART READING CLASSES

By Astrologer Dave Shipman
astrologyathome@gmail.com, 703.508.5724

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. Your Health IS your Wealth! Vicki Burnett, Fitness Solutions-Get Moving, LLC. vbfitness.solutions@gmail.com

Five-Star Fellas 'Fitness Lifestyle'

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

- www.fivestarfellas.com
- fivestarfellas@gmail.com or antonio@fivestarfellas.com
- Phone: Text 571.989.3005

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 MIN PROGRAM: All Fitness Levels
Low – High Intensity - Aerobic Training -
Endurance Training - Warm-up- 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
www.eventbrite.com/e/potomac-shores-cardio-kickbutt-kickboxing-tickets-139445217399

Direct link to see all classes offered.
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 www.fivestarfellas.com
Email: fivestarfellas@gmail.com or
antonio@fivestarfellas.com
Phone: Text 571.989.3005



Hanz

Tactical Fitness VA

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. Check out our website listed below, and contact us for a free consultation (we also beat the price of any personal training operating out of the Potomac Shores Fitness Barn).



Frank

Tactical Fitness VA is also going to be offering Self-Defense in the new year for weekday afternoon classes! 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.

We did not forget about the kids! We are here to help children 8+ to increase their speed, agility, flexibility, and confidence during the off season so they can go back ready for the spring. Does your middle schooler need help getting ready for high school sports? High school students need help getting ready for college sports? Let us help you!

Do you want to register for the self-defense class or looking for a personal trainer? Tacticalfitnessva@gmail.com or visit Tacticalfitnessva.com.



POTOMAC SHORES TOWNHOME-STYLE CONDOS



Introducing brand new 2-story, garage condos in the Town Center! These condos are walkable to the Shores Club pool, Social Barn, Tidewater Grill & Golf Club, all starting from the mid \$400s. Schedule your visit today! RyanHomes.com/PotomacShoresCondos | 571-378-3950



New Committee Landscape Committee

The Board of Directors approved a new Landscape Committee Charter! Thank you to our first committee member volunteers. The Landscape Committee's primary responsibilities are to provide the Board of Directors with recommendations for specifications and scope of services for common area landscape maintenance, irrigation, and enhancements and to assist with common area inspections when transitioning common areas from developer to HOA.

You can contact the Landscape Committee at: landscape.potomacshores@gmail.com. The Committee meets on the 3rd Wednesday of the month at 7:00 PM in the Social Barn.

Communications

The Communications Committee has vacant seats and looking for volunteers! Sign up today! The Communications Committee meets on the 2nd Monday of every month at 7:00 PM. Help look for ways to improve community communications and the website and assist with the quarterly newsletter. You can contact us at: communications.potomacshores@gmail.com. Please also visit the website at www.potomacshoresresidents.com and look for the optional subscribe boxes on the left-hand side of the homepage. Thank you!



Trails

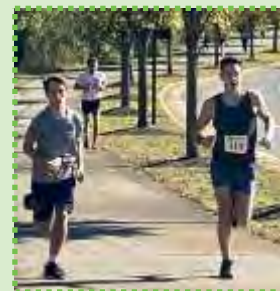


Fall Run

The Trails Committee held several events and had many accomplishments on the trails in 2022!

- Conducted annual Spring trail clean-up event in conjunction with Earth Day.
- Conducted 8 Historical Trail Walk events over the spring and fall.
- Conducted the annual Potomac Shores Fall 5K Trail Run with more than 130 participants. (A planned spring 5K event was rained out)
- Established a Trail Network Scavenger Hunt activity for kids and families
- Facilitated significant improvement work to the bridge on Powell's Creek Trail (between Bland's Farm Trail and Heritage Ridge Trail) that raised the bridge and much of the boardwalk that will prevent water, mud, and debris from collecting on and damaging the bridge and boardwalk when there is a surge of water in the creek from heavy rains, etc.
- Facilitated regular maintenance on the trails, such as brush-hogging to clear overgrowth and clearing of downed trees (sometimes minor clearing work performed by trail committee members, saving the community money)

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.



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



Potomac Shores
Real Estate
PROPERTIES SOLD

9/16/2022- 12/14/2022

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

703.249.9743

As of December 14th, there are 13 homes Active on the market and 9 Under Contract or Pending.

Below is information on the 12 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. It's never too early!

2023

HAPPY NEW YEAR!

We hope 2023 brings you lots of love, laughter, and joy!

Address	Close Date	SQFT			List Price	Sold Price	Seller Subsidy	DOM
		Beds	Baths	Finished				
2008 Serviceberry Road	9/15/2022	3	3/1	3,316	\$587,900	\$587,900		6
18021 Cedar Grove Lane	9/23/2022	4	3/1	4,459	\$839,900	\$855,000	\$15,000	0
17216 Miss Packard Court	9/29/2022	4	4/1	4,995	\$965,000	\$924,000	\$10,000	65
17851 Woods Overlook Drive	10/3/2022	4	3/1	3,753	\$799,000	\$785,000		31
17228 Miss Packard Court	10/7/2022	5	4/1	5,369	\$999,999	\$940,000	\$22,500	87
17009 Silver Arrow Drive	10/7/2022	4	3/1	3,156	\$699,990	\$687,500		5
17077 Silver Arrow Drive	10/10/2022	4	4/1	4,854	\$850,000	\$850,000		40
2232 Red Pine Loop	10/14/2022	3	3/1	3,740	\$635,000	\$635,000	\$4,000	12
18125 Red Mulberry Road	10/17/2022	4	2/2	2,160	\$495,000	\$495,000		8
17498 Spring Cress Drive	10/20/2022	4	2/1	3,952	\$746,628	\$710,000		72
2004 Scarlet Pine Road	12/1/2022	4	3/1	3,484	\$750,000	\$735,000	\$19,140	44
17072 Silver Arrow Drive	12/8/2022	3	3/1	4,044	\$800,000	\$770,000		47

"In a word.... Fantastic!!!

In a bunch more words....Spectacular, caring, communicative, attentive, took over from beginning to end, could not be happier, and cannot recommend enough. We had a house to sell in the Dumfries/Quantico area, but were living in NY. I contacted Christine based on a reference from a friend. Christine was, again, fantastic!!! She helped us get the house in order with any work that needed to be done by contacting contractors, staging the home (contractor) and was also very knowledgeable with not only the market in the area, but our needs and wants to make the sale happen. At the end the only thing we had to do was write a check for the amount. We honestly had no worries at all to get contractors or potential buyers in the house as Christine took care of all of this for us. The sale transaction was seamless in that we joined a Zoom session with the lawyer to make the sale official and that was it. Absolutely amazing. I've bought and sold 5 homes in the past 9 years and Christine blew away any realtor I've ever had... hands down.

Thank you again Christine for your professionalism, kindness and knowledge for helping us sell our home." ~ Chris M.



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



Gardening & Greenhouse

Rules for the Gardens and Greenhouse

1. All Members in good standing of the Potomac Shores Residential Association are eligible to use the greenhouse and rent a garden plot, provided there is space available in the greenhouse and plots available. "Applications for a Raised Garden Bed" must be submitted to the Activities Director between January 1 and March 31 of the current year.

2. The annual fee is \$25 per plot. A check for this amount must accompany the "Application for a Raised Garden Bed," and it must be payable to the Potomac Shores Resident Association (PSRA). The year runs from April 1st to March 31st of the following year. Once a gardener has been awarded a plot, the check will be deposited into the PSRA account, and, at this point, the money is non-refundable. The fee is not refundable and is subject to change from year to year at the discretion of the Garden Committee and/or Board of Directors.

3. All plants in the greenhouse must be labeled in a manner that indicates who the owner of the plant is. Dead plants will be removed from the greenhouse without notice. Empty containers will be held by Management for an additional 90 days and then disposed of without further notice. No diseased or insect-ridden plants are allowed in the greenhouse at any time. Sick or diseased plants may be treated with a gentle organic remedy to prevent the spread of insects and disease to the rest of the greenhouse. If organic treatment does not work, the sick plant will be covered with paper or plastic, and the owner will be notified to remove the plant. If there is no response or the plant is not labeled, the plant will be disposed of after two weeks. All public supplies, including potting soil for seedlings, plant labels, etc., are for use inside the greenhouse and not in the garden.

4. Gardeners are encouraged to plant year-round. At the end of each growing season, gardeners should make sure their plot is cleared of debris and weed-free. If not gardening year-round, the plot must be covered with black plastic (provided by the HOA) or planted with a ground cover crop (also provided by the HOA) to avoid an overabundance of weed growth.

Gardeners are responsible for the care of the plot for the entire year they have rented.

5. In order to ensure that the garden plots are being fully utilized, gardeners must begin planting by April 15 and have seeds sown or plants transplanted by May 15. Fall/Winter gardens are recommended to be planted between the first and end of September. If not planting, the above recommendations in #4 should be used.

6. Gardeners should not allow their plants to encroach into the center aisle or into another plot. Plants can grow a few inches outside the bed area and into the grass as long as it does not interfere with another plot or with weeding expectations.

7. Gardeners are encouraged to use organic substances to fertilize their plants and organic methods to control pests and plant diseases. When spraying any organic liquids, gardeners should use a small spray bottle and spray only on days that are not windy in order to prevent the sprayed substance from "contaminating" another plot.

8. For safety reasons, fertilizers and commercial, chemical, or organic pesticides cannot be stored inside the greenhouse, tool shed, or garden area. Any such substances found will be removed without additional notice.

9. Simple, non-permanent garden covers are permitted. Neither solid walls nor roofs are permitted.

10. Poured concrete may not be used to anchor fence posts or other structures or for any other reason.

11. Drilling holes into, cutting, or moving the timber walls around the plots is prohibited.

12. Staples or tacks may be used to attach netting or other temporary measures associated with gardening to the timbers; however, these must be completely removed by no later than November 1st of each year.

13. Gardeners MUST weed their plots AND a 12-inch area around their plots on a regular basis. The recommendation for weed pulling is weekly to avoid contaminating plots. Weeds deprive the planted plants of their much-needed nutrients. The neglect of a plot will be turned over to the HOA, and a fine of \$50 will be assessed to the Owner's account if not addressed in a timely manner. A letter will be sent to the gardener prior to any fines assessed to let them know when the plot must be cleaned by

14. Gardeners MUST place any trash, including rotten fruits or vegetables, weeds, and dead insects, in trash bags and then place the bags in the dumpster in the parking lot. If the dumpster is full, the debris should be taken home or to another trash location center. Trash bags are located in the tool shed. Weeds and rotten vegetables contain bugs that will contaminate greenhouse plants.

15. Gardeners are encouraged to use organic mulches, such as compost, leaves, straw, and shredded bark, in order to conserve water and add nutrients to the soil. Non-biodegradable mulches, such as stone, carpet, and artificial turf, are prohibited. Porous weed blocker covers are permitted but must be secured to the ground to prevent them from blowing away.

16. Composted manure is permitted, but fresh manure is prohibited.

17. Gardeners may not give away or sublet their plots to anyone.

18. Gardeners cannot plant any illegal plants or any plants on the Virginia Invasive Plant List: www.dcr.virginia.gov/natural_heritage/documents/invlist.pdf.

19. Gardeners must accompany guests inside the garden area and are responsible for their behavior. Children are encouraged to be a part of the whole gardening experience, but parents must be especially mindful of their behavior and be aware of needed safety precautions.

20. Gardeners and their guests may not eat or harvest fruit or vegetables from other plots without permission from that gardener.

21. A variety of tools are available for gardeners to use. After use, the tools should be cleaned up and returned to their proper place. Gardeners may store personal garden tools in the tool shed provided they are labeled, and there is enough space in the shed.

22. Gardeners acknowledge that the Gardening Committee, with assistance from the Activities Director, is responsible for ensuring that the rules are followed at all times. A gardener found to be in violation of any of these rules may have their gardening privileges suspended for the remaining of the contract year and possibly for the next gardening year.

23. No pets (with the exception of service animals) of any kind are permitted in the garden area.



2023 Application for a Raised Garden Bed

To the Potomac Shores Resident Association and the Gardening Committee:

I would like to apply for a raised garden bed and have attached a check for \$25 made payable to "Potomac Shores Resident Association." I have been provided a copy of the Rules for the Gardens and Greenhouse and have thoroughly read these rules. If I do not follow the rules, I understand that my gardening privileges may be suspended for the remainder of the year and possibly the next year also. If my gardening privileges are suspended, I know that my money will not be refunded. I understand that my email address will appear on emails sent to all gardeners.

(signature)

(Date of Application)

The PSRA and the Gardening Committee cannot guarantee that you will receive a garden plot. Applications can be submitted to the Assistant Manager/Activities Director at the Social Barn anytime between Jan. 1 and March 31, 2023. If more than 65 resident families apply for a garden plot, the Gardening Committee will hold a lottery sometime between April 1 and April 10. You will be notified by email of the exact date of the lottery and the results of the lottery. Your \$25 check will be returned to you if you do not receive a garden plot.

The PSRA will provide a water source for the garden beds and garden tools that can be borrowed. From time to time, the Gardening Committee will email all gardeners information on upcoming events that should be of interest to gardeners and tips for producing healthy and bountiful vegetables.

Questions about the gardens or gardening should be directed to the Gardening Committee at gardenspotomacshores@gmail.com.

Name: _____

Street Address: _____

Phone #: _____ Email: _____

If you had a garden plot last year, what was the number(s)? _____

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Social

Annual Fall Festival

On October 8, 2022, the Potomac Shores Social Committee presented the 2022 "Annual Fall Festival." This was a grand event and the largest celebration we've held in the neighborhood this year. The festival served as an outstanding opportunity for residences to enjoy the showcased food trucks, the moon bounce and new this year was the rock-climbing wall. The wall was a hit and many of the children in the neighborhood and it was truly exciting to see them navigate to the top of the wall. This was a new addition to the festival, and it was spectacular! Keeping up with past traditions, the face painters and balloon twisters were busy from the start of the festival until the end. The artist created beautiful facial characters and had a rather large tool kit to create many different characters.

Keeping up with the PoSho tradition, the Petting Zoo was another repeat feature for the festival and another hit with the children! The zoo was very popular among small children, who touched and feed the animals. Everyone knows interacting with zoo animals allowed the children to have a firsthand experience with learning about animals.

There's no festival without pumpkins! It's hard to believe but we painted over 350 hundred pumpkins! The one thing that always adds the perfect touch to fall decor is awesome art. This year the pumpkin painters displayed hundreds of creative, fun, scary and amusing pumpkins. It was truly reviled that we have several up-and-coming artists in the neighbor.

If you missed this year's festival, you missed loads of fall fun and outstanding family-friendly event!





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Social

Halloween House Decorating Contest

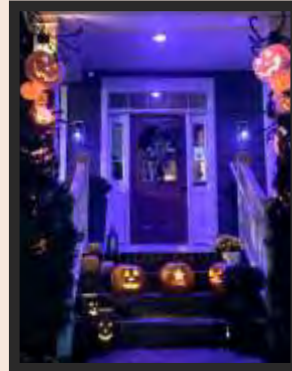
Congratulations to the following houses that were chosen as winners of our 2022 Halloween House Decorating Contest:



17152 Belle Isle Dr



2716 Cockspur Ln



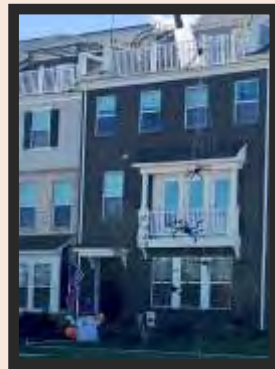
17212 Flatstick Ct



2432 Gloucester Pointe Dr



17105 Gullwing Dr



1710 Hawks View Dr



2300 Harmsworth Dr



1775 Hickory Woods Dr



18091 Moss Garden Rd



2105 River Heritage Blvd



2533 Sweet Clover Ct



16944 Takeaway Ln



17811 Woods Overlook Dr



17918 Woods View Dr



2067 Twin Six Ln

**Winners were awarded a \$50 Gift Card.
Thank you to all that participated!**

Oktoberfest

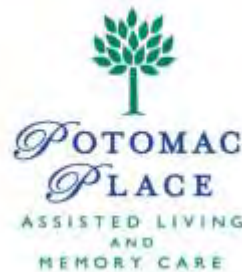
Our second Oktoberfest was Wunderbar this year and was held on Saturday, September 17th. There was Lederhosen and Dirndls everywhere (google it if you don't know what a Dirndl is). Oh, and beer, lots of German beer! Tidewater Grill did it again with some amazing German style food and music was blaring and the fun and games were plentiful. There was stiff competition for best dressed German costumes for both "Männer und Frauen" (Men and Women), but in reality everyone was a winner this year. Until next year may your mugs always be full of beer and your hearts full of joy. Auf Wiedersehen (Goodbye/until we see each other again).



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Social

Adult Halloween Party

The Potomac Shores Social Committee once again outdid itself with the 2022 Adult Halloween Party and Casino Night. The Social Barn was full of scary, sexy, and funny characters, ready to gamble for baskets full of tricks and treats. Funny-Money gave the gambling sizzle, and when dough ran low, our very own Chef Paul was at it again, teasing our taste buds and spicing up our palate with a ghoulish skeleton cheese platter, bat wings, Korean short ribs, and plantain chips that were yummy good. Plenty of food and mixed drinks served up an atmosphere of good spirits while the party kept rolling with music from DJ Todd, playing Latin favorites and popular tunes hitting the charts. The room was super chic, full of Gnomes, witches, Greek goddesses, pirates, a Chucky, and royalty from the Game of Thrones, while no Halloween party was complete without Cleopatra's majestic appearance. The variety of alter egos made the costume contest fierce. An Alien running away with one of our guests snatched the prize for Funniest Costume, while two Jokers made sure no one would need to be asked, "Why so serious?" While the menacing smile with Heath Ledger makeup was seen as the Scariest Costume. Two big bad wolves competed over one Goldie Locks, while one wolf made 2nd prize for Best Male. A Golden Wonder Woman shined through the night and won the spotlight for the Sexiest Costume, while She-Devil won for the Best Female Costume. But hands-down, our favorite 2-time winner for the Male Best Costume was our friend Kevin T. Curry for Dr. Strange. The "T" must stand for "terrific," and after wowing us with his Captain America last year, it should be no surprise the community would overwhelmingly vote for his Dr. Strange this year. Congratulations to everyone who won the 1st, 2nd, and 3rd prizes for the gambling and costume contest, and thank you, everyone, for making this exclusive party full of joy and community spirit.



Santa Visit

'Tis the season to be jolly, fa la la la la - la la - la - la. The Potomac Shores Social Committee put in a special request for Santa Clause to visit and say hi on Saturday, December 3rd, to all the great people that live in our community. The rainy morning weather delayed Santa's arrival this year, but he was still able to ride around the community by the afternoon in style with his reindeer and a couple of elves giving out goodies to all the wonderful children that were on the "nice" list. The air was full of happiness, and Potomac Shores was covered in joy and a feeling of community that could be felt across the land. We know in Potomac Shores, everyone is on the nice list, so not to worry, as there were gifts for everyone. As we finished our rounds through the neighborhood, Santa sprang to his sleigh, to his team gave a whistle, and away they flew like the down of a thistle. Everyone heard him exclaim, ere he drove out of sight, "Merry Christmas Potomac Shores, and to all a good night." Until next Christmas, may all your wishes come true, and may all your days be merry and bright.



Adult Winter Party

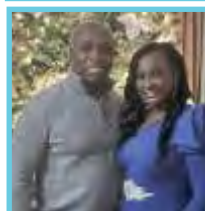
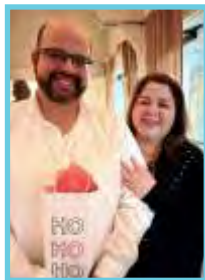
The holiday season arrived, our minds were spinning with all of the joy and excitement that come with this festive time of year! The Potomac Shores Adult Holiday Party provided an opportunity to celebrate this joyful time with our neighbors. The event attracted 100 attendees. The evening featured an unforgettable night with holiday themed cocktails, succulent hors d'oeuvres, free raffles, and entertainment.

Chef Paul from the Tidewater Grill, lavished us with a holiday inspired menu that included Shrimp Ceviche with Plantain Chips, Bacon Wrapped Scallops, Poached Salmon, Korean BBQ Grilled Chicken Wings and Churrasco with Chimichurri. His star attraction being the Whole Pig Lechon dressed with Spanish Rice and Pigeon Peas. All this addictive savory was so incredible tasty that left us with little room to enjoy his remarkable assortment of Fruit Tarts, Assorted Cheesecake and Christmas Yule Log.

After all that food thank goodness there was dancing. DJ Renzo played a huge role in making the Holiday Party a perfect celebration as the MC and by curating a playlist that kept everyone on the dance floor the entire night. Just the right amount of Electric Slide, mixed with some Wobble and a sprinkle of Cha Cha.

Huge shout out to the Bartender/mixologist and Server. They made the evening a delightful experience for our Potomac Shore friends and neighbors.

Thank you to everyone who joined us to celebrate the 2022 Holiday party! This event was extra special since it is the last social event of the year. For those who attended, we hope you had an amazing evening. On behalf of Social Committee - Cheers to you and yours, wishing you the happiest of Holidays, and the brightest of New Years' to come. See y'all at our next event.



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For more information about events and activities, please visit www.potomacshoresresidents.com
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CONTACT/RSVP INFO
Sip & Paint: Donna Merchant
donnamerchant.dm@gmail.com
 703-203-0443

8	9	10	11	12	13	14
15	 HOA Office Closed Garden Committee Meeting 7pm @ Zoom	Social Committee Meeting 6pm @ Social Barn	Landscape Committee Meeting 7pm @ Social Barn	New Resident Orientation 7pm @ Social Barn	20	21
22	Town Center Committee 7pm @ Social Barn/Zoom	Books Hens Book Club 6:15pm @ Social Barn	25	26	Sip & Paint Night 6:30pm @ Social Barn	28
29	30	31				

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I have a passion for real estate with two decades of experience and I've SOLD several homes in the community. I've created a page on my website that's dedicated to everything Potomac Shores. Please feel free to use it as a resource - reshawnaleaven.com/potomacshores

I'm happy to answer all your real estate questions, so please reach out! When you are ready to make a move, I'd love to help! Thank you for your consideration and I look forward to hearing from you.

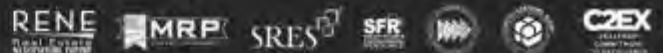
P.S. Should you have any relatives who want to sell or buy in Virginia, Maryland or DC, I'd love to help them as well!

— See you *around* the neighborhood



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SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

For more information about events and activities, please visit www.potomacshoresresidents.com Email: potomacshoresdesk@gmail.com Call: 703-640-3970		1 Fairways Parking and Traffic Committee Meeting 6pm @ Zoom	2 	3 Casker's Club 6:30-9:30pm @ Social Barn	4
5	6	7 HAPPI Club Meeting 6:30pm @ Social Barn	8	9 New Resident Orientation 7pm @ Social Barn	10 Sip & Paint Night 6:30pm @ Social Barn
12	13	14 	15 Landscape Committee Meeting 7pm @ Zoom	16	17 Beer & Wine Club 6:30-9:30pm @ Social Barn
19	20 HOA Office Closed  Garden Committee Meeting 7pm @ Zoom	21 Social Committee Meeting 6:00pm @ Social Barn	22	23	24
26	27	28 Books Hens Club 6:15pm @ Social Barn	CONTACT/RSVP INFO Sip & Paint Donna Merchant donnamerchant.dm@gmail.com 703-203-0443		

Prince William County Schools

2023 School Calendar Dates

- 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



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

Saint John Paul the Great Catholic High School Application Deadline



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FRIDAY

SATURDAY

<p>For more information about events and activities, please visit www.potomacshoresresidents.com Email: potomacshoresdesk@gmail.com Call: 703-640-3970</p>		<p>1 Fairways Parking and Traffic Committee Meeting 6pm @ Zoom</p>	2	3	4	
5	6	7	8	9	10	11
<p>12  Spring Forward</p>	<p>13 Communications Committee Meeting 7pm @ Social Barn/Zoom</p>	<p>14 HAPPI Club Meeting 6:30pm @ Social Barn</p>	<p>15 Board Meeting 4pm @ Social Barn Virtual Developer Update at 6:00pm Deadline for the Spring Issue of THE FRONT PORCH</p>	<p>16 New Resident Orientation 7pm @ Social Barn</p>	<p>17  Happy St. Patrick's Day</p>	18
19	<p>20 Garden Committee Meeting 7pm @ Social Barn</p>	<p>21 Social Committee Meeting 6pm @ Social Barn</p>	22	23	<p>24 Beer & Wine Club 6:30-9:30pm @ Social Barn</p>	25
26	<p>27 Town Center Committee 7pm @ Social Barn/Zoom</p>	<p>28 Books Hens Book Club 6:15pm @ Social Barn</p>	29	30	<p>31 Sip & Paint Night 6:30pm @ Social Barn</p>	

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This new club's first service project was a HUGE success! Thanks to the planning of our diligent Service Project Organizer, Fritzie Shinohara, we were able to make a lot of Angels in Need smile this holiday season. This year we partnered up with Salvation Army and our local church, Saint Mary's. We had 66



children (Angels of Need) tags displayed at the Fitness Barn, and all were quickly snatched by you, our generous neighbors. All gifts were collected by noon on November 23rd, placed in large plastic bags, and delivered. Thank you to ALL who took time for these children.

Giving is what this season is all about!

Did you miss our first Open House called Taste of Asia? Our own neighbor, Military culinary chef Vince, demonstrated how to make dumplings and shumai. Neighbors that participated were given the chance to try their hand at making dumplings and eating freshly steamed ones. They also filled their stomachs with Filipino comfort food- Bibingka and Arroz Caldo.

Keep an eye out for our next Taste of Asia, and come join us!

All are welcome to our monthly HAAP I meetings held monthly on the second Tuesday of each month at 6 PM in the Social Barn. Learn about our Asian cultures, useful resources are shared, and Asian food is always served!



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Travel Tips & Inspiration

Now that residents are out and about again travel seems to be of great interest. Following is some interesting information gathered from a local travel expert who has 20 years plus years in this arena and has visited over 50 countries and five continents.

Q What travel apps are you using?

Airline app for the boarding pass, to check-in, get notifications, track my flight and luggage

Google Maps for directions, map locations, and to download city guides

OpenTable and **TheFork** for dining reservations

XE for currency exchanges

WhatsApp for free international calls and data

Google Translate.

Q Where are families traveling for Spring Break 2023? What are they doing?

- **Hawaii:** snorkeling, hiking to waterfalls or up Diamond Head, visiting an active volcano, or riding a bicycle down a dormant one, going on a luau, learning to surf.

- **Caribbean Cruise:** enjoying a variety of on-board activities for all age groups, visiting multiple cities/ countries, experiencing culturally immersive activities; trying out multiple dining options.

- **Paris:** sightseeing by bicycle, going up the Eiffel Tower, exploring The Louvre, taking a cooking class, visiting Versailles.

- **Grand Canyon:** private guided hiking tour, helicopter ride, sunrise or sunset tour, add-on stay in Sedona or Las Vegas.

- **London:** London and the River Thames tour, Harry Potter and the Enchanting World of Wizardry Walking the Tower of London, Stonehenge.



- **Barcelona:** Walking or cycling tour of the city, Paella cooking class; visiting La Sagrada Familia and Park Guell; Tapas Tastings every day.

- **Peru:** Visit Machu Picchu, hike the Inca Trail, taste ceviche, go on a walking tour of Lima, add-on: The Amazon or Lake Titicaca.

- **All-Inclusives in Mexico and the Caribbean:** When selecting, make sure you find out who the target audience is for the Kids/Teens Club.

Q What are some travel gift ideas?

- Superbowl LVII or The Masters 2023 getaway package

- Lululemon customizable snap scarf (use it as a wrap, scarf, travel blanket)

- Gift Card for a Wellness Weekend

- Hydro Flask water bottle (the price of water at the airports is so high. Always bring a water bottle and refill anywhere once you get through security)

- Compression Packing Cubes

- Compression Socks

- All-Purpose Dry Sacks

- Journal or Moleskine

- Subscription to *Conde Nast Traveler* or *National Geographic*

- Anker PowerCore Portable Charger

- Airpods or Wireless Headphones

- Luxury Eye Masks.

A favorite souvenir:

Christmas ornaments from the destination are easy to bring back home, and a fun way to relive your travel memories.



Deadline For The
Spring 2023 Issue
Is MARCH 15!

The FRONT PORCH

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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COMMUNITY NEWSLETTER

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; 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 703.631.9786; email 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 a 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 4840 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 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 will 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 a 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.

Snow Information

The following will help you to be prepared for any upcoming snowstorms.

Brought to you by the Virginia Department of Emergency Management

DID YOU KNOW?

DEHYDRATION CAN MAKE YOU MORE SUSCEPTIBLE TO HYPOTHERMIA



If it's too cold for you, it's too cold for your pet!

Don't leave pets outside for prolonged periods of time and have plenty of fresh, unfrozen water on hand.



EACH YEAR, SNOW, SLEET, SLUSH AND/OR ICE ON THE ROAD LEADS TO APPROXIMATELY:

537,000 crashes / 136,000 injuries
1,800 deaths



IT CAN SNOW AT TEMPERATURES WELL ABOVE FREEZING.

TEMPERATURES DO NOT HAVE TO BE BELOW ZERO

DEGREES TO CAUSE HARM




**Please shovel the walk in front of your home!
It is your responsibility as a homeowner. Thank You!**




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: "ORDER RESALE DOCUMENTS"

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

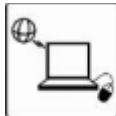
This will direct you to Community Archives. You will need to register with Community Archives if you are a first time user and if you have any difficulties placing the order and/or navigating through the website please contact Community Archives Customer Service at 1-800-995-0682.

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 totes, contact American Disposal at [703-368-0500](tel: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

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/	

GARAGE DOOR PROBLEMS FIXED FAST!
 Potomac Shores Homeowners... Cold Weather Can Have A Significant Negative Effect On Garage Doors! Take Advantage Of Our COLD WEATHER Garage Door TUNE-UP OFFER To Ensure Reliable, Quiet Operation and Safety.

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SAME DAY AND 24 HOUR EMERGENCY SERVICE 365 DAYS A YEAR!

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- Pelletized Lime
- Overseeding

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- Fall Clean Up
- Spring Yard Clean Up
- Leaf Removal

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 Expires 12/31/23

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- Licensed & Insured
- Serving the Area for 30 Years

We'll do the yard work... You go have fun!



1801 Potomac Shores Parkway
Dumfries, Virginia 22026

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Permit No. 3



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Stafford, VA
Sentara Weight Loss Surgery Patient
Lost 225 Pounds

SENTARA WEIGHT LOSS SURGERY CENTER

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When you lose weight, you can start enjoying life again. You'll have energy to do the things you love, the ability to take the stairs and play with your children or grandchildren! There's never been a better time than **NOW** to start your transformation with the **nationally accredited** Sentara Weight Loss Surgery Center. Our multi-disciplinary program empowers people to improve their health by relieving or eliminating many obesity-related chronic conditions, such as diabetes and high blood pressure.

SIGN UP TODAY FOR A FREE VIRTUAL INFORMATION SESSION!

12:15 P.M. - 1:00 P.M

- January 16
- February 20
- March 20



DIANA ROCA, RN, BSN
Program Coordinator

For more information or to sign up for a virtual seminar, contact the Bariatric Program Coordinator, **Diana Roca, RN, BSN** by calling **703-523-1188**, or visit sentara.com/events.



703-523-1188

