



The Front Porch

Community Newsletter



SPRING 2026



Official Quarterly Publication of the Potomac Shores Residential Association

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CMC Corporate Office: 703.631.7200	4800 Westfield 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	Kevin Curry
Brian English	Neville Welch
Kelsey English	

HOA COMMITTEES

Greenhouse/Garden:	Samantha Bolling Chair GardensPotomacShores@gmail.com
Landscaping Committee:	Mary Louise Koehl Chair LandscapePotomacShores@gmail.com
Town Center Committee:	Kenyon Wilker Chair PotomacShoresTownCenter@gmail.com
Trails Committee:	John Gates Chair TrailsPotomacShores@gmail.com
Social Committee:	Marj Adams Co-Chair Sharon Duncan Co-Chair SocialPotomacShores@gmail.com

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FAQ's for Residents



Welcome to Potomac Shores!

Photo ID Access 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 your current Potomac Shores address or a combination of an ID and deed.

Verizon Internet



1 G is the base speed with Verizon FIOS included in your HOA assessments. **To set up service, please contact FIOS directly** at 1-800-501-1172. You can also sign up for internet upgrades, phone service, and TV.

Trash, Yard Waste, and Recycling



Trash collection days are Monday and Thursday. Recycling is on Thursday. Yard waste collection is Monday. Yard waste must be in paper bags or personal container labeled "Yard Debris". **To order tofers, contact American Disposal** at 703-368-0500 or email contactuseadsimail.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 the 15th of each month. The ARC Committee has up to 45 days to review. You may drop off your applications to Karinna Zappala or 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. **For questions, contact CMC Customer Service at 703-631-7200.** Your monthly HOA fee can be paid in a variety of ways:

- 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

Social Barn and Woods Rec Center Rentals



The Social Barn and Woods Rec Center are available for private rentals. **Rental contracts with rates can be found on the website.** For questions or reservations, please contact the Communications and Activities Director Anna Allen.

ShoresClub

1801 Potomac Shores Pkwy
Dumfries, VA 22026
 703-640-3970
 Resident's Website
potomacshoresresidents.com

Fitness Barn Hours

Monday, Thursday 6:00am – 9:30pm
Tuesday, Wednesday, Friday 6:00am – 9:00pm
Saturday, Sunday 7:00am – 7:00pm
Federal Holiday Hours 7:00am – 5:00pm
Closed on Christmas, Thanksgiving, and New Year's Day

HOA Management

General Manager

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Operations Manager

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Ryan Homes 2/2 Condos

For any account or maintenance questions, **please contact CAMP Management Customer Service** at 855-477-CAMP (2267)

OPERATIONS MANAGER'S MESSAGE

By Daiane Navas

Celebrating Our Incredible Volunteers

On Thursday, January 15th, we were proud to host our annual Volunteer Appreciation Event, a special evening dedicated to recognizing and celebrating our board members and committee volunteers. Potomac Shores is truly fortunate to be home to such a great group of homeowners who generously give their time, talents, and energy to make the community a better place for everyone.

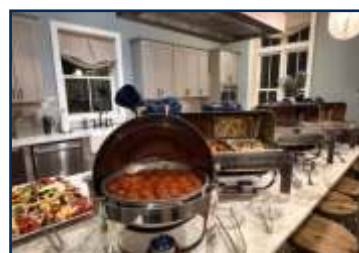
The evening began with a cocktail hour followed by a raffle featuring generous prize donations from our amazing vendor partners. We are incredibly grateful to each vendor who contributed to our event!

Thank you again for your dedication and the spirit of community you bring to Potomac Shores. We are better because of you!

Gym Expansion

We're excited to officially be opening the new gym expansion space. We've been working closely with the Board and contractors to finalize this expansion. The Board has approved the purchase of several new pieces of equipment that gym users have been requesting, as well as replacing the entire gym floor with rubber matting. Additionally, we're adding a turf section for stretching, ab workouts, and sled pushing.

The new gym space will also feature the same rubber matting, and new equipment will include a squat rack, two adjustable benches, updated storage solutions, a hip abductor/adductor machine, and a rear delt/pec fly machine. We're also upgrading the free weight rack and the Functional Training equipment. We hope you all enjoy these exciting new additions!



COMMUNICATIONS & ACTIVITIES DIRECTOR'S MESSAGE

By Anna Allen



Spring has arrived, bringing warmer weather, blooming flowers, and the perfect time to get outside and enjoy the neighborhood. As the season changes, it's a great opportunity to refresh your yard, take a walk around the community, and reconnect with neighbors!

For any questions about events, activities, or clubhouse rentals, feel free to reach out to me at AAllen@cmc-management.com or 703-640-3975. You can also visit our website at www.potomacshoresresidents.com for rental contracts and additional information.

Be sure to keep an eye on community emails and announcements for upcoming spring events and activities. We look forward to seeing everyone out and about enjoying the beautiful weather!

Every Home Has a Story - and Potomac Shores Sellers

Trust Me with Theirs

CHRISTINE M. WEEDON

christine-weedon@kw.com

703.249.9743

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

POTOMAC
SHORES
REAL ESTATE

PROPERTIES SOLD

12/16/2025 - 3/15/2026

DOM = Days on Market

Information obtained from BRIGHT MLS
and is believed to be accurate but not to
be relied upon without verification.

As of March 15, there are 8
properties coming soon and
23 currently active on the
market in Potomac Shores.
An additional 16 homes are
under contract or pending.
Below, you'll find details on
the 29 homes that closed
this past quarter, providing
helpful insight into current
market performance.

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you can TRUST me...
to listen, to guide, to
make recommendations
and to SELL your home!



ADDRESS	CLOSE DATE	BEDS	BATHS	SQFT FINISHED	LIST PRICE	SOLD PRICE	CONCESSIONS FINAL	DOM
18052 Red Mulberry Rd	12/23/25	4	3/1	3,740	\$674,900	\$665,000	\$2,000	3
1783 Hickory Woods Rd	12/30/25	4	3/1	2,400	\$599,900	\$563,000	\$0	31
2190 Hemlock Bay Rd	12/30/25	4	3/2	2,880	\$600,000	\$595,000	\$19,875	58
18060 Red Cedar Rd	1/5/26	3	2/1	2,160	\$564,700	\$541,800	\$16,890	108
17239 Miss Packard Ct	1/7/26	6	5/1	5,746	\$1,100,000	\$1,030,000	\$0	50
17161 Branched Oak Rd	1/16/26	3	2/1	3,312	\$649,500	\$635,000	\$19,050	11
2760 Cockspur Ln	1/22/26	5	4/1	4,044	\$800,000	\$820,000	\$20,000	5
2033 Alder Ln	1/23/26	3	2/2	2,916	\$595,000	\$590,000	\$650	19
17454 Southern Shores Dr	1/27/26	3	2/1	2,070	\$569,900	\$569,900	\$17,097	21
17233 Branched Oak Rd	1/27/26	4	3/1	3,312	\$720,000	\$700,000	\$15,000	136
1490 Meadowlark Glen Rd	1/29/26	4	2/1	3,256	\$659,000	\$659,000	\$10,000	45
1706 Autumn Maple Leaf Dr	1/30/26	4	3/1	2,880	\$600,000	\$600,000	\$0	6
1601 Potomac Shores Pkwy #404	2/5/26	2	2	1,150	\$429,990	\$429,990	\$0	0
17706 Longspur Cove Ln	2/10/26	3	2/1	2,892	\$625,000	\$595,000	\$1,775	33
17032 Takeaway Ln	2/12/26	5	3/1	4,734	\$949,900	\$960,000	\$48,000	48
18260 Moss Garden Rd	2/13/26	4	3/1	3,428	\$784,000	\$785,000	\$5,000	36
2164 Potomac River Blvd	2/13/26	7	6/1	5,765	\$1,100,000	\$1,075,000	\$0	96
17815 Woods Overlook Dr	2/18/26	4	2/1	3,428	\$765,000	\$745,000	\$12,875	100
17814 White Campion Way	2/26/26	5	4/1	3,689	\$925,000	\$935,000	\$28,050	29
2350 Sweet Pepperbrush Loop	3/5/26	5	4/1	4,736	\$1,029,900	\$1,020,000	\$25,500	40
18020 Red Cedar Rd	3/6/26	4	3/1	2,520	\$569,900	\$569,900	\$5,000	3
1527 Meadowlark Glen Rd	3/6/26	4	3/1	3,784	\$775,000	\$775,000	\$0	16
18092 Red Cedar Rd	3/6/26	3	2/2	2,520	\$575,000	\$575,000	\$0	23
1707 Cottonwood Grove Rd	3/9/26	3	2/1	3,312	\$675,000	\$665,000	\$0	21
17723 White Campion Way	3/10/26	5	4/1	4,600	\$949,999	\$975,000	\$19,500	0
2464 Potomac River Blvd	3/11/26	4	3	4,413	\$925,000	\$970,000	\$0	3
1701 Autumn Maple Leaf Dr	3/12/26	4	3/1	2,400	\$635,000	\$635,000	\$10,000	11
18179 Red Mulberry Rd	3/13/26	3	2/2	2,160	\$560,000	\$565,000	\$10,600	44
1786 Cherry Birch St	3/13/26	3	3/1	2,300	\$599,995	\$605,000	\$10,000	103

TESTIMONIAL

"Christine was fantastic to work with, patient, knowledgeable, and forthright. Her market knowledge, particularly of Potomac Shores, was second to none. Christine always kept me informed, not so easy a task as I had taken a new job in Alaska. She also negotiated effectively with contractors, the buyer, and their representative. Christine's recommendations, from the sale price to preparing the house, from updates through staging, were instrumental in selling the property - folks are still sending in compliments regarding how stunning the house looks. Her work, and her work alone, sold the home. If you want to sell your house quickly in the northern Virginia market, select Christine as your realtor!" ~ Sean R.



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COVENANTS CORNER

By Karinna Zappala

Spring is here, bringing a sense of renewal, not just for our yards and gardens, but for our community as a whole. As your Covenants Administrator, I'd like to share some reminders, tips, and updates to help keep Potomac Shores looking its best this season.

Spring Property Checklist

With warmer weather, it's the perfect time to inspect your property and address any maintenance needs. Pay special attention to:

- **Landscaping and Yard Maintenance:** Trim overgrown shrubs, maintain your lawn, reseed bare spots, add mulch, maintain flowerbeds, and remove weeds or dead plants. Regular care helps keep Potomac Shores vibrant and welcoming.
- **Exterior Maintenance:** Check fences, siding, and paint for wear and tear. Taking care of minor repairs now can prevent bigger issues later.
- **Driveways and Walkways:** Ensure they are clean, clear of debris, and free from cracks or obstacles.

Architectural Design Review Applications

Planning exterior changes to your home this season? Remember to submit an Architectural Design Review Application for approval before beginning any work. Applications are due on the 1st and 15th of each month. Please refer to the Master and Supplemental Guidelines, and remember that any exterior modification requires an application. Submitting requests ahead of time helps keep our community consistent and beautiful.

Trash and Recycling

Spring cleaning isn't just for your home, it's for the neighborhood too! Make sure your trash and recycling bins are placed out on the correct collection days and brought in promptly afterward. Keeping our community clean is a responsibility we all share, and your cooperation makes a noticeable difference.

Pet Reminders

With warmer weather, more residents will be walking their pets. Please keep dogs leashed while in the community and avoid allowing them on other homeowners' property without permission. According to Prince William County Animal Laws, it is unlawful for a dog to be off-leash ("at large") or trespass after being asked to stay off (PWC Code Sec. 4-23, 4-4).

Additionally, please clean up after your pets and use the pet waste stations throughout the community. Dogs are not allowed to urinate or defecate on private or public property (PWC Code Sec. 4-11). Together, we can protect residents' lawns and maintain a clean, respectful neighborhood.

Staying Informed

The Covenants Committee is here to help! If you have questions about guidelines, approvals, or any community concerns, please reach out. Staying proactive helps keep our neighborhood safe, attractive, and enjoyable for everyone.

As a friendly reminder, please respect your neighbors' property. Homeowners spend a lot of time and money maintaining their lawns, so kindly avoid walking over other people's yards, especially in the townhome areas between units. Thanks for being considerate!

Let's welcome spring with pride in our homes and shared spaces. Together, we can make this season, and every season, a time of beauty and community spirit.



INTRODUCING: Admin & Covenants Assistant

the spring season, it's a wonderful time to appreciate the beauty of our neighborhood as everything begins to bloom and residents spend more time enjoying the outdoors.

I have the privilege of working closely alongside Karinna Zappala as her right-hand support in helping keep our community running smoothly. Supporting her in maintaining the standards and beauty of Potomac Shores has been a truly rewarding experience, and I am grateful to be part of a team dedicated to serving this wonderful community.

As part of my role, I also conduct inspections of the Potomac Shores Mosaic Condos to help ensure that the community continues to reflect the pride and care that residents take in their homes and surroundings. Spring is a great time for refreshing our spaces and taking pride in the appearance of our community, and I am proud to contribute to the efforts that help keep Potomac Shores such a beautiful place to live.

If you have any questions or concerns, feel free to stop by my office located in the Fitness Barn. You can also reach me at 703-639-7946 or by email at AVazquezMarchese@cmc-management.com.

HONORING LOUIS ANTHONY BOONE

On a still Sunday evening, March 15, more than 100 people gathered at the Potomac Shores Central Park amphitheater for a candlelight vigil and moment of silence in remembrance of 18-year-old college freshman Louis Anthony Boone.

We extend our heartfelt gratitude to the neighbors, religious leaders, government officials, and everyone who contributed to organizing this meaningful event, demonstrating love and support for Louis's family and friends. Special appreciation goes to the planning committee: Carolyn Patterson-Smith, Eunice Curry-Potts, Latia Saine, Dr. Shana Grady, Latoya Greene, Candice Johnson, Neil Flick, and Jara Tartt.

Our community is deeply heartbroken by this loss. We mourn alongside Louis's family and loved ones, and offer our sincerest condolences during this incredibly difficult time. May they find strength and comfort in the outpouring of support around them.

Potomac Shores resident Jara Tartt shared a touching original poem titled "Louis's Lights," which we are honored to include below offering a glimpse into the remarkable young man Louis will always be remembered as.

Louis's Light By Jara Tartt

Eighteen years of chasing the sun,
They say the best ones are the first ones gone.
I'm looking through a viewfinder, trying to focus,
But the image is blurry... too much emotion,
It's hard to capture, the soul of a king,
Who was just getting ready, to spread, his wings.
Louis. Was a story in motion, a bright, flash-bulb life,
Smart, Kind, Intelligent—cutting through the strife.
Funny? Man, that laugh was the soundtrack of his youth filled days,
Full of life, lighting up every heart, in joyful ways.

Norfolk State was just beginning, to know, his name,
But you already knew him on the court—a different kind of game.
From baseball diamonds, snapping that leather,
To hardwood courts, shooting for the stars, always making things better.

Louis was a hooper, a balllllaaa, a playmaker, for sure,
But his passion was behind the lens—artistic, raw, and pure.

Photography and videography, captured each scene,
He saw the beauty in the mundane, while keeping the vision clean.
He was crafting his own feature film,
A young black man, controlling his own realm.

But his story was cut short. Too soon.
The sun went down, in the late after noon.



Now, his bedroom is quiet, the camera is still,
And the hole in our hearts, nothing can fill.
Eighteen is a promise, a dawn, not a dusk,
Now we're left with the memories, and the bittersweet hush,
Of the "what ifs," and the "should haves," and the tears that fall,
Missing his voice, his smile, his presence above all.
We were supposed to see him win, to see him rise,
Now we look for his light in the evening skies.

But listen... he wouldn't want us locked in this sorrow,
He lived for the moment, and feared no tomorrow.
So, focus. Pose for the shot.
Remember the joy, and the humor he brought.
He is the picture that's perfectly framed in our mind,
The most talented, brilliant, and intelligent, of his kind.
He's that perfect three-pointer, that home run swing,
The legacy of a young man, a prince, now. A transitioned king.
We won't say goodbye, just, "we'll see you later,"
Our videographer, our photographer, is having a 1 v 1 with his creator.

Full of life.
Even in death, his energy is rife.
Louis you will be missed.
More than words can ever impart.
Rest easy, King Louis.
Forever in our hearts.

RECREATION

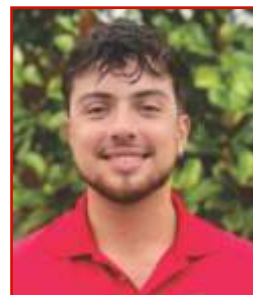
By Pascal Roberts

Hello Potomac Shores residents, I am happy to greet you all once again. We are out of the cold winter months and into a fresh Spring season, and we couldn't be happier to have everyone back and active in the Fitness Barn. It is always great seeing you all come into the Fitness Barn each day to work on your goals- both familiar faces and new.

We want to continue making the Potomac Shores Fitness Barn a safe and welcome place for all residents to enjoy and exercise in- that includes being mindful of sharing gym equipment, cleaning equipment after use and returning the white gym towels to the basket after use. As a reminder, residents may bring up to one guest at a time, for a \$5 fee along with signing a waiver, and must accompany said guest during their time in the Fitness Barn.

Only approved trainers by Potomac Shores are allowed to train residents at the Fitness Barn. Please check at our Front Desk for a list of our approved trainers and fitness class schedule.

If you have not yet gotten your access badge, please stop by the Front Desk of the Fitness Barn with your ID and proof of residency.



Lastly, I am excited to tell you all that we are in the final stages of the Gym Expansion Project and are expecting to be wrapped up towards the end of April. With the community growing every day, we are looking forward to adding more space and features to help you accomplish your fitness aspirations. We will be expanding the Fitness Barn to add additional indoor space next to the yoga studio for all to utilize. Our construction team is in daily communications with us concerning progress and updates, and we will provide you with any news along the way. Whether you're here for strength training, group classes, or just a great place to get some work in, the best is yet to come.

Fitness Barn Classes

We are happy to continue offering the following classes:

Kenpo Karate

Saturdays at 9AM and every other Wednesday from 6:30-8PM

Cardio Kickbutt

Kickboxing
Tuesdays at 7:30PM

Salsa & Bachata Lessons

6-7PM on Thursdays

Children's Art Classes

Wednesdays from 5-6:30PM for grades K-3rd.
Thursdays from 5-6:30PM for grades 4th-7th.

Adult Art Therapy Classes

Thursdays 2:30PM - 4:30PM

Morning Zumba

Wednesdays at 9AM in the Movement Studio

PhoSho Toddler Time

Tuesdays at 10:30AM in the Shores Kids Club

Zumba

Fridays at 7PM in the Movement Studio

We are looking forward to a great spring!

Contact: PRoberts@cmc-management.com or 703-640-3970.

AB'S NUTRITION

At AB's Nutrition, we've always wanted to be more than just a place to grab a smoothie. Our goal has been to create a neighborhood spot where people can come together, make healthier choices, and enjoy a positive, welcoming environment. Whether you're stopping by after a workout, taking a break in the middle of your day, or simply catching up with neighbors, we love seeing our community connect inside our space. As a family-run business, we're proud to serve the neighborhood and support the wellness and friendships that make our community special.

HOURS

Monday, Tuesday & Thursday

8:00 AM – 10:00 AM
11:00 AM – 2:00 PM

Saturday

10:00 AM – 3:00 PM

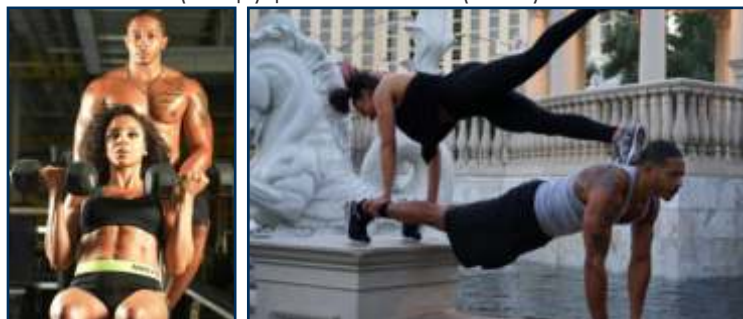
We look forward to seeing you soon!



PERSONAL TRAINING: Sophia & Philip Edwards

Train with Potomac Shores Fit Couple! Philip & Sofia Edwards have both been Fitness Experts for over 15 years each. Moving to the community about 2 years ago, they have already changed many lives here. Philip specializes in boxing, strength training and nutrition, and will change what you see in the mirror. Sofia specializes in building lean muscle while losing body fat, glute training and clinical populations. Both are available for one on one training, small group training, and nutrition & workout programs. If you want to focus on your health and increase your fitness, contact Philip or Sofia today!

703-399-9491 (Philip) | 540-841-1133 (Sofia)



PERSONAL TRAINING: Vicki Burnett

Hi Posho! I'm Vicki, Owner and Operator of Fitness Solutions-Get Moving, LLC. As a Personal Trainer serving Potomac Shores Residents since 2017, I have the expertise, experience, and knowledge to help you achieve your fitness goals. Whether you are managing a chronic condition, recovering from an injury, or simply looking to get moving or keep moving, I'm here to support you. I work with all populations, creating customized workouts to help you achieve your goals and keep you safe. With over 15 years of experience, I'm passionate about bringing healing, relief, and wellness to your life. Let's discuss your fitness journey. Contact me for a free consultation! I would love to speak with you.

Vbfitness.solutions@gmail.com | 703-203-9380

Referrals available upon request

Certifications: NASM/AFAA/IFA/CPR/AED & Yoga, Pilates, Stretching, Strength Training, Cardio Vascular Endurance, Silver Sneakers, kettlebells, etc.

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GLUTE CAMP

Glute Camp® is a 45–60 minute workout targeting the glute/leg muscles and core. This class was created by Fitness & Health Expert Sofia AKA SoFITfia in 2016 after years of studying different glute and leg exercises for bodybuilding competitions. She knows the SCIENCE and the ART of Glutes. Sofia started implementing nontraditional movements not only into her own workouts but her clients as well, getting amazing results.

During class, the focus is on form, technique & safety to ensure you are working the intended muscle groups. All fitness levels are welcome. Sofia does the exercises and makes sure everyone feels challenged enough, but scales back for individuals if necessary, by offering modifications. This is why Glute Camp® is not like any other group exercise class, as it has components of personal training as well.

Follow Glute Camp® on social media @glutecampofficial and check out the latest class schedule!



PERSONAL TRAINING: Five Star Fellas



Five-Star Fellas 'Fitness Lifestyle' is a Fitness Lifestyle Service provider of high quality, dynamic fitness programs at the best prices. Programs are developed for all levels in order to produce the most natural results, lasting client program ownership, and lifetime fitness relationships. Clients are provided 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 a HIGH success rate. These packages include lower prices, higher quality, real fitness, real results, and a fitter lifestyle.

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

WHAT TO EXPECT: Calorie kicking, cardio pumping workout. It combines shadow punching and kicking with aerobic exercise. Get a KICK BUTT total body workout.

HOW TO SIGN UP: No online sign up is required. Simply show up and work out!

SALSA, BACHATA & MERENGUE: 10 Weeks of lessons starting April 9th, 2026.

Weekly: Thursdays at 6:00PM | Beginner/Intermediate Level | No Partner Required

Package: \$80 per person (10 classes) | Drop-Ins: \$10 per person per class.

Sign up:

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

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HOW TO SIGN UP: No online sign up is required. Simply show up and have fun!

Contact Antonio!

Website: fivestarfellas.com | **Phone:** 571.989.3005

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

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TRAILS COMMITTEE: Fall Trail Fun Run

On Saturday, October 4, 2025, the Trails Committee hosted the 6th Potomac Shores Fall Trail Fun Run. For the second year in a row, the event included a 5K course and a 10K course. More than 130 runners and walkers took advantage of a spectacular autumn day to tackle the two wooded courses. Thank you to the many volunteers and to everyone who came out to enjoy our beautiful trails. Thank you also to our sponsors.

This table show our fastest runners (name, bib # and time):

5k Race						
	Men	Women	Sr. Men	Sr. Women	Boy	Girl
1st	Ryan Kern 207 26:33	Carmen Fleishmann 72 33:58	William Triplett 79 33:32	Carmen Givens 63 41:52	Vincent Perez 95 31:50	Charlotte Rexing 188 31:50
2nd	Wes Rodgers 225 28:33	Sheran Ballinger 212 34:16	Harry Kim 238 54:00	Jinhee Kim 229 34:42	Nicholas Everson 45 34:42	Mollie Crane 240 34:16
3rd	Jose Pleitez 223 28:34	Bakita Rosenkrantz 243 34:48	Farhad Shad 213 63:21	Rosa Harrid 89 59:25	Davon Gilkinson 209 36:20	Peyton Rodgers 226 34:47

10k Race		
	Men	Women
1st	Chino Martinez 88 45:50	Brittany Smith 93 46:00
2nd	Chris Dullea 98 45:55	Tara Rey 81 53:21
3rd	Mauzice Cavers 90 48:10	Ashley Barker 92 57:02

We hope to see even more participants at our 2026 Fall Trail Run in early October.



If you visit one of these establishments, mention Potomac Shores and thank them for sponsoring the 2025 Fun Run!



TRAILS COMMITTEE: Making Our Trails Count

For many of our community members, our eight miles of natural surface trails are an invaluable resource for exercise, relaxation, communing with nature, and, no doubt, walking family pets.

After doubling the size of our trail network in 2024, the Trails Community thought it prudent to assess the use of the eight different trails to identify areas that need more maintenance because of heavy usage, or possible underuse that may require changes in the trail system. Of course, we have an eye on the future connections to the boardwalk and trail along the edge of the Potomac River and across Powell's Creek to the north. Secondly, we wanted to capture any wildlife traffic along our trails for general interest of the community.

With the concurrence of the Board of Directors, the Committee deployed a wildlife camera along our trails in 2025 to count users and capture wildlife imagery. To protect users' privacy, nearly all the imagery was erased on the camera and download devices once the count of users was made. The only imagery saved was that of wildlife and of committee members as examples.



Example of trails use image (committee member)



Mature doe checking out a trail

Conclusions of this assessment:

- **The camera was deployed along the trails at eight locations for a total of 128 days capturing 599 users.** Since we only used one camera for this assessment these numbers do not capture usage on all the trails on any given day or the sum total over this time period of 128 days.
- **At 10 users per day, the "North Pond" trail had the highest use,** probably reflecting ease of parking near the trail head, relatively flat terrain and great views along the trail. While not overused, we need to be cognizant of maintenance of a smooth and level trail surface for a broad spectrum of families with young children and users with mild mobility issues. This is a great area to deploy autodidactic signs identifying flora along the trail. There's also recent evidence of beaver activity in the pond that is fascinating to observe over time.
- **The "South Hawkins" trail in the southern section of the community had the lowest use** at less than one per day. This trail is short, steep and has relatively poor connections to other trails. We will study possible remedies for more fluid connections to other nearby trails.
- **The other trails in the system had usage rates that fell generally in the range of three to six users per day.** We will strive to maintain these trails commensurate with their use including brush clearing, mowing, removing fallen trees and general repair.

Imaging wildlife with the camera was more of a challenge. Animals big enough to trigger the camera to take an image don't generally use the trails unless they sense it's safe. As the human population grows in the community and wooded sections shrink, we put pressure on our wildlife friends to migrate. Not surprisingly, deer were numero uno on the most imaged list followed by fox. In 2026, we would like to deploy the camera again to try to capture wildlife imagery exclusively.

If you have any suggestions of good locations, please let us know: trailspotomacshores@gmail.com

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POTOMAC SHORES CLUBS

BEER & WINE CLUB

A welcoming space for residents to come together, foster connections, and drink beer & wine. Meets once a month in the Social Barn. Please join their FB Group or check the email blasts for their meeting dates! Club organizer: Sharon Duncan, floridagurl14@gmail.com

BOOK HENS BOOK CLUB

A book club for women 50+. Meets the fourth Tuesday of each month in the Social Barn or Woods Rec Center. Club organizer: Melissa Hopkins, missy.hopkins57@gmail.com

CASKER'S CLUB

An organization that focuses on spirits aged within barrels, such as whiskey, bourbon, tequila, rum, and cognac. Casker's is a social club to establish communal relationships within the community and educate its members with knowledge of what their personal preferences are for the different types of casked spirits. Meets monthly in the Social Barn Kitchen. Join the FB Group or check the email blasts for their meeting dates! Club organizer: Jonar Johnson, jonar.r.johnson@gmail.com

CATS OF POTOMAC SHORES GROUP

This is a feline-loving community of PoSho! Join us in celebrating the charm and quirks of our whiskered companions. Share your cat tales, from heartwarming rescues to hilarious antics. Let's create a purrfect space for cat enthusiasts to connect, learn from each other, and cherish the delightful world of our four-legged friends. Let's support our local animal shelters and educate our kids about the joy of compassion and responsible pet care. Create and share events, fundraisers, or ways to help furry friends in need. Find us on Facebook and join our group!

COCKTAIL CLUB

Find us on Facebook to RSVP to our next meeting! Club organizer: Sharon Sargeant, sharonsargeant2017@gmail.com

HANDCRAFT CLUB

Make new friends while making time for your project! Bring any

portable handcraft project and spend time working on it with neighbors. The club meets every Thursday from 7:00 PM – 8:30 PM in the Woods Rec Center. Club organizer: Amanda Heider, amanda.heider@yahoo.com

LITERARY LIBATIONS BOOK CLUB

A Book Club Celebrating African American Authors! We meet at the beautiful Woods Rec Center in Potomac Shores. Whether you're a seasoned reader or just looking to discover new voices, Literary Libations is the perfect place to expand your literary horizons while enjoying lively discussions and the company of fellow book enthusiasts. Our selections span across genres and generations, ensuring a fresh and dynamic conversation with every book. We read a new book selection every 6 weeks! Club organizer: Gevaise Demery, gevaise.kennon@gmail.com

MOM'S NIGHT OUT CLUB

Grab a glass & your favorite bottle of wine, and join us for a kids-free evening of socializing and savoring wine with other PoSho moms! We meet on the 4th Wednesday of every month from 7:00PM-9:00PM at the Woods Rec Center. *Dates subject to change around holidays. Club Organizer: Jen Wright, jwaspt@gmail.com

MURDER MYSTERY (PLUS) BOOK CLUB

Are you in the mood to sleuth?! Welcome all murder mystery fans! Join our new book club that will meet on third Wednesday of each month at 6:30PM in the Woods Rec Center. Club organizer: Samantha Bolling, samdbolling@gmail.com

POSHO CORNHOLE CLUB

Cornhole competitions amongst friends and neighbors. Club organizer: Luis Cupido, l.cupido@hotmail.com

POSHO HOMEBREWERS

For those interested in learning how to brew beer at home, please join the Facebook group for more information on meeting dates, location, etc. Find us on Facebook and join our group! Club organizer: Daniel Schearf, daniel.schearf@gmail.com

POSHO MANDARIN SOCIAL CLUB

For those who are interested in speaking/learning/sharing Chinese language and culture. Aside from monthly meetups, the group may occasionally arrange social outings. The club will meet the first Tuesday of every other month at 6:30PM in the Social Barn Great Room. Club Organizer: Julia Deng at dengwei87@gmail.com

POTOMAC SHORES BROWN SUGAHS

Community gatherings, networking, and social club. The club meets the second Thursday of each month at 7:00 PM in the Social Barn Great Room. Club organizer: Randem Shivers, randemcreations@gmail.com

POTOMAC SHORES MUSIC CLUB

Love music? Play, sing, mix, teach, or just listen? Meet your neighbors who share your passion. Explore future jam sessions, workshops & events. Connect, collaborate & celebrate music together. Whether you're a seasoned musician, a DJ, a music teacher, or simply a fan of great tunes, this club is your new home for creativity and community. We meet on the 3rd Wednesday of every month at the Social Barn. Club Organizer: Thomas Wilson, wilson.thomash@gmail.com

POTOMAC SHORES REAL ESTATE CLUB

Whether you are a newbie or an expert, come meet up once a month and let's talk real estate, investing, finance, and anything related. We will cover a different topic every month and have guest speakers as well. The goal is to educate everyone about real estate and network like minded individuals. Contact Sofia at 703-755-0077.

POTOMAC SHORES RUNNING CREW

We are looking to increase awareness that the running club is open and available to all community members and are looking to do possible fun run events for the community in the future, as well. All fitness levels, speeds, jogging strollers, and

distances are welcome. Please check the Potomac Shores Running Crew Facebook page for more information. Scheduled Group Runs are: Sunday's at 7AM, led by Brandon Earhart, Beatrice Kearney, and Cedric Bullock | Short run group - 3.1 miles (5k) | Long run group - 7 miles | Meeting Location: Outside of the Fitness Barn

POTOMAC SHORES WOMEN'S BIBLE STUDY

This group meets on Mondays from 6:30-8:30 pm at the Woods Rec Center. Starting January 5th through July 27th, we will be studying the women of the Bible by looking at one to two women per week whose stories appear in scripture. More information can be found on the group Facebook page (PoSho Women's Bible Study Group). Club organizer: Brittany Sharrett, sharrettc@gmail.com

REAL ESTATE CLUB

This club meets every 1st Wednesday of the month in the Social Barn Kitchen at 6:30PM. Club organizer: Sofia Edwards, spacesbysofia@gmail.com

SINGLES SOCIAL CLUB

Please join the Facebook group below for meeting dates/details. Club organizer: Sarah Vogt, sarahvogt78@gmail.com

SKYWATCHING CLUB

Group for neighbors interested in skywatching, amateur astronomy, moon, planet and stargazing, looking through time and space, and learning a bit about our universe. Join our Facebook group! Club organizer: Daniel Schearf, daniel.schearf@gmail.com.

TODDLER TIME CLUB

Create a space for toddlers and their families to gather and interact with other toddler families in the community while developing their social and motor skills. We meet every Tuesday at 10:30AM in the Fitness Barn Kids Room. Club organizer: Jen Norman, jenbawol@gmail.com

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GARDEN COMMITTEE

PoSho Gardeners: Spring Is Here!

Spring is waking up in the PoSho Community Garden, and now is the perfect time to get your beds ready for the season. Cool-season crops can go in now, and it's a great time to clean out plants that didn't survive the winter. Trim back perennials to encourage fresh growth, add some compost to your beds, and feed those early crops to give them a strong start. **Potting soil is available in the greenhouse if you want to start your seedlings indoors before transplanting them outside.**

While it's tempting to plant tomatoes and peppers, remember that our area (Zone 7b) can still see frost through April. It's best to hold off on warm-season plants until after the last frost date to avoid losing those tender seedlings. In the meantime, this is a great time to plan the rest of your garden for the year. Garlic ordering usually begins mid-summer, and many spring bulbs like tulips arrive in the fall for overwinter planting. If you're not sure about planting times, check our Zone 7b planting chart for guidance on seed starting, transplanting, and harvest timing.

Garden Reminders

- Please **do not plant new mint** in the garden beds—it spreads aggressively and can quickly take over. If you have mint from previous years, **cut it down to the soil line and keep it trimmed**; over time, this will eventually stop it from spreading.
- Cut back spreading plants like grapes and berries as the season begins.
- Keep plants contained within your plot and out of neighboring beds and pathways.

Garden Updates

Construction has begun on a new ADA-accessible ramp. While there's no official completion date yet, the work should not interfere with gardeners. We're also excited that two new accessible raised beds will be added. These beds will be taller and longer to make gardening easier for gardeners with disabilities or those using wheelchairs.

Garden water will be turned on **before Earth Day (April 18).**

Earth Day Celebration

Join us for our **Earth Day Celebration** featuring:

- Free **compost**
- Free **seedlings and seeds** (some collected from plants grown right here in PoSho!)
- A casual **Ask a Master Gardener session!** Bring your questions and get tips from an expert!

We also encourage gardeners to check out the seed library at the Montclair Community Library, a great community resource for sharing and discovering new seeds.

Committee News

We'd like to thank Mike for his service on the Garden Committee. He has been a **trusted and valued member**, and he will be **missed by all of us**. **We wish him the best on his next adventure and his next garden!**

We are thrilled to **welcome Shannon Berrier** to the committee! Her energy and ideas will be a wonderful addition to our team.

There are currently **three open committee positions**. If you enjoy the garden and would like to help support this great community space, **please reach out to the committee chair at:**
gardenspotomacshores@gmail.com.

Happy planting, PoSho Gardeners! We look forward to another great season in the garden!



GARDEN COMMITTEE: Planting Guide

Recommended Planting Dates

Virginia Piedmont Region:

Prince William County, Manassas, Manassas Park

Avg last killing frost 4/20-4/30

Avg first killing frost 10/19-10/29

Avg # frost free days 182

Month	March				April			May			June			July			August			September			October			
Date	1	11	21	31	10	20	30	10	20	30	9	19	29	9	19	29	8	18	28	7	17	27	7	17	27	
Crop																										
Collards	P									H							P								H	→
Onion, set	P					P&H					H															→
Peas, garden	P								H																	→
Radish	P		P&H					H									P		P&H							→
Spinach	P					H														P				H		→
Turnips	P					H											P				P&H		H			→
Potatoes		P										H														→
Beets			P							H								P							H	→
Cabbage*			P							H							P						H			→
Carrots			P							H				P&H					H							→
Lettuce, bibb			P								H						P					H				→
Lettuce, leaf			P							H							P					H				→
Broccoli*				P								H					P&H	P						H		→
Brussels sprouts*				P								H					P							H		→
Cauliflower*				P						H							P									→
Beans, bush						P						P&H						H								→
Beans, pole						P									P&H			H								→
Corn, sweet						P									P&H				H							→
Cucumbers							P							P&H							H					→
Eggplant*							P									H										→
Muskmelons							P								H											→
Cantaloupe							P								H											→
Peppers*							P								P&H	H										→
Pumpkins							P									H										→
Squash, summer							P						P&H							H						→
Squash, winter							P											H								→
Sweet Potato							P											H								→
Tomatoes*							P								P&H		H									→
Watermelon							P										H									→

Key

Plant

Plant & Harvest

Harvest

* Transplants - See notes on reverse

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POTOMAC SHORES G.C. & TIDEWATER GRILL NEWS

By Katelyn Colletti, Sales & Marketing Coordinator, Potomac Shores Golf Club

Dear Potomac Shores Neighbors, Spring has officially arrived, and we are excited to welcome everyone back to Potomac Shores Golf Club for another beautiful season. After a winter that brought a major snowstorm and temporarily closed the course while we waited for the ice to melt, it's refreshing to see warmer temperatures, longer days, and the return of golfers and guests enjoying the club once again.

Golf season is officially underway, and the course is coming back to life with



golfers enjoying the beautiful weather and longer daylight hours. For those looking to improve their game this

spring, we will be offering several instructional opportunities including Sip & Swing sessions, Adult Intro Clinics, and Junior Clinics. These programs provide a fun and welcoming way to learn new skills, practice your swing, and connect with other golfers in the community.

We're also excited to offer weekday golf specials throughout the season. On Mondays, Tuesdays, and Wednesdays, golfers can enjoy a special rate. It's a perfect opportunity to get out on the course and squeeze in a round during the week.

Beyond the golf course, there has also been a lot of excitement inside the clubhouse. We introduced our new 2026 food menu and refreshed cocktail program, bringing a variety of new flavors and creative selections to the club this season. Our culinary



team has crafted a menu that offers something for everyone, from elevated comfort favorites to fresh seasonal dishes perfect for enjoying with friends

and family. The updated cocktail menu features handcrafted drinks designed to complement the dining experience. The feedback from golfers, residents, and guests has been incredibly positive.

One of the biggest highlights at the club over the past year has been the incredible success of our Sunday Brunch Buffet. Since launching it, we've been thrilled to see so many new faces joining us each weekend. The brunch buffet has quickly become a community favorite, and it has been wonderful to see the restaurant filled week after week with families, golfers, and neighbors enjoying great food together. With brunch consistently busy, we're especially excited to welcome back outdoor seating this spring, allowing even more guests to enjoy the beautiful views of the course.

We've also refreshed our brunch offerings to bring more variety to the weekend experience. Our popular Sunday Brunch Buffet will continue each week, while Saturdays feature a new à la carte brunch menu created by our culinary team. Early favorites include Chicken & Waffles, the Build-Your-Own Omelet, and the French Toast Trio, offering a delicious mix of savory and sweet options.

Our Easter Brunch was another tremendous success this year, and we want to thank everyone in the community who joined us and helped make it a special event. As we look ahead, we are excited for two more of our most popular annual celebrations: Mother's Day Brunch in May and Father's Day Festival in June. These events fill quickly, so we encourage everyone to reserve early.



Another area that continues to grow at the club is our private events program.

Potomac Shores Golf Club provides a beautiful setting for a wide range

of celebrations including birthdays, graduations, weddings, anniversaries, baby showers, bridal showers, and family gatherings. With stunning views of the golf course, exceptional food, and attentive service, our team takes pride in creating memorable experiences while making the planning process seamless.

If you are interested in hosting an event at the club, please reach out to me directly and I would be happy to help you start planning.

Katelyn Colletti: 571-383-3152, katelyn.colletti@potomacshoresgolfclub.com

If you are not already connected with us online, we invite you to follow Potomac Shores Golf Club on Facebook and Instagram to stay up to date on upcoming events, menu features, promotions, and everything happening around the club.

As we head into the busy spring and summer months, we want to thank the entire Potomac Shores community for your continued support. We look forward to welcoming you to the club for great food, exciting events, and plenty of golf in the months ahead.



TOWN CENTER COMMITTEE

By Kenyon Wilker

Hi Neighbors!

Over the past quarter, the Town Center Committee has focused extensively on engaging with county staff and our Board of Supervisors (BoS) representatives to shape the county's response to the developer's (BREV) Special Use Permit (SUP) that seeks to rezone two areas along Cherry Hill Road. This effort includes hosting PWC development staff, BoS staff, and BREV staff at various events to share the community's feedback on the proposal and our desired proffer concessions from this rezoning process. Fortunately, the county is receptive to our proposed modifications and proffer amendments and is working with committee members to work our language into the SUP as it progresses throughout county planning. We intend to continue working with Supervisor Bailey and her staff to ensure the final SUP conforms to the design guidelines for our community along with our collective vision for Potomac Shores. Please stay on the lookout for additional community engagement events over the spring and summer around this topic.

Outside of the SUP our committee is focused on activating the town center this year. We're working with partners this year to execute this initiative in three ways:

1. **Hosting a community event** in the town center this summer to activate the space
2. **Providing quarterly walking tours** to show residents what's under development and what's in the pipeline
3. **Delivering community feedback** to KLNb to help with their retail leasing efforts

Lastly, we intend to release our fourth community survey this summer to capture the pulse of the neighborhood. Our objective with the survey is to create a data driven narrative that can guide new development, transportation, and retail leasing efforts with the county and developer.

See you around the neighborhood!

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LANDSCAPE COMMITTEE

By Mary Lou Koehl

Kids on dirt bikes and electric bikes have been observed running their bikes up and down the hills in the new Town Center Park (TCP). They have no licenses, no helmets, jetting into the street and tearing up the newly landscaped TCP. One of the Landscape Committee members witnessed a dirt-biker in the TCP take a nasty fall off the bike. It took the biker about 30 minutes to regain his composure.

Residents are asked to call the non-emergency police number if they see this happening: 703-792-6500

Were you hoping that our cold winter might eliminate the Spotted Lanternfly?

Snow is an insulator, not a killer. As Doug Pfeiffer, an entomology professor at Virginia Tech, explained, snow protects many insects by keeping temperatures around the eggs more stable.

Lanternfly egg masses are high on trees, well above any insulating snowpack, so they're fully exposed to the air temperature. But even then, their eggs are astonishingly cold tolerant.

Below is the Virginia Cooperative Extension, Best Management Practices for Spotted Lanternfly in Yards and Landscapes.





Spotted Lanternfly (*Lycorma delicatula*)

What Citizens Can Do

Learn what Spotted Lanternfly (SLF) looks like. If you are outside the heavily infested area of the City of Winchester and Clarke, Frederick and Warren Counties, please report sightings to your local Extension Office: <https://ext.vt.edu/offices.html>

Kill any life stages found.
 May – November: Kill Nymphs and Adults, if numbers are low they can be crushed or placed in a container of alcohol, diluted clorox (10%), or hand sanitizer. Larger populations can be treated with a contact or systemic insecticide.

Late September – May: Scrape egg masses into a plastic bag or container with alcohol, diluted clorox (10%), or hand sanitizer.

Buy firewood from a local source and try to burn it all before egg hatch in May.

Do not park cars, trailers, boats, RVs, ATVs, or other means of conveyance under trees or near bushes.

Do not store any items that will be moved out of the area under trees or near bushes.

Become familiar with Spotted Lanternfly locations by checking the National Map: Search for [Spotted Lanternfly Control Map](#).

Inspect all vehicles, trailers, boats, ATVs, RVs, or other means of conveyance before driving away from areas known to have SLF. Kill any SLF found. Use the self-inspection form to record your inspection.

Inspect all outdoor furniture, play sets, garden equipment, outdoor machinery, or anything else stored outside for SLF life stages before leaving a site known to have SLF. Kill any SLF found. Use the self-inspection form to record your inspection.

Keep vehicle doors and windows closed to avoid hitchhikers.

Manage *Ailanthus altissima*, Tree of Heaven, SLF's favorite host. Remove 90% of all Tree of Heaven on your property and use the remaining 10% as trap trees. Treat the remaining 10% with a systemic insecticide from April thru September.

Be sure to use a herbicide when removing Tree of Heaven. It is a very strong stump and root sprouter. Details for treating Tree of Heaven with a herbicide can be found in this publication <http://www.dor.virginia.gov/information/Control-and-Eradication-of-Tree-of-Heaven-2019-23.pdf>.



Scrape off life stages into a container.



Do not park or store items near trees or bushes.



Treat some Tree of Heaven with an insecticide.



Treat most Tree of Heaven with an herbicide.





SPOTTED LANTERNFLY - STOP THE SPREAD

The spotted lanternfly is an invasive insect that is putting American agriculture and forests at risk. Join us. Together, we can stop the spread of this destructive pest. Start inspecting for spotted lanternfly today.

CHECKLIST FOR CITIZENS

Record your self-inspection.
 Date: _____ Location of Inspection: _____

Life stages of the spotted lanternfly



Egg mass Sept.-June



Hatched nymph April-July



Developed nymph July-Sept.



Adult July-Dec.

Before you leave, check for spotted lanternflies on your vehicles:

- Doors and side
- Grill
- Bumpers
- Wheel wells
- Roof
- Cargo

Remember to park away from trees when possible and close windows and doors to keep spotted lanternflies out.

Check these items stored outside for pests before moving them to a new location:

- RVs, ATVs, boats, hunting stands
- Trailers
- Building materials, landscape stone
- Propane tanks
- Outdoor machinery
- Portable buildings

Before you load products that were stored outside check for spotted lanternfly on:

- Play sets or toys
- Garden equipment
- Outdoor furniture
- Christmas trees

When you find an egg mass:

- Scrape it off into a plastic bag or container with rubbing alcohol or hand sanitizer.

When you find a nymph or an adult:

- Squash, Stomp, or Smash it!

Report any spotted lanternflies you find outside the generally infested area that includes the City of Winchester and Clarke, Frederick and Warren Counties. Please report sightings to your local Extension Office: <https://ext.vt.edu/offices.html>

We need the community's help!

The Landscape Committee would like to install "DEER CROSSING" signs. However, Prince William Co. requires at least 5 reported deer crashes in a single year to consider installing a sign. They looked into their records for River Heritage Blvd and only showed 2 crashes, both from 2022. They stated all crashes should be reported to the non-emergency police when they occur. So, if you see a dead deer, please call -703-792-6500.

ART CLASSES AT THE SHORES CLUB

By Donna Marchant, Art Teacher

Hello everyone! I'm Donna Merchant, art educator for over 30 years, and I've been honored to offer weekly art lessons for children and adults, as well as monthly Paint and Sip parties, at the clubhouse for almost nine years now.

I offer two children's classes weekly, Wednesdays for K-3rd graders, and Thursdays for 4th-7th graders. Both classes meet from 5:00-6:30 in the Kids Club Room. It's \$30 per child and these are drop off classes, no parent required, must RSVP in advance: donnamerchant.dm@gmail.com.

My Wednesday class (K-3) offers drawing, watercolor painting, acrylic painting on canvas, clay, pastels and collage activities. Most of my lessons incorporate art history, and vocabulary with the use of art story books, posters and games. The first 45



minutes of class is structured, then the next 45 minutes offers free play indoors or outdoors as weather permits. My Thursday class (4th-7th) offers



weekly sketchbook drawing practice, art history/vocabulary terms/and more advanced drawing/painting techniques.

I also offer an Adult Art class on Thursdays from 2:30-4:30 each week in the Kids club room or Social Barn kitchen. It's \$35 per class and catered to your interest... drawing, watercolor painting, acrylic painting. No experience necessary, all supplies provided. Think of it as Creative Therapy.

For questions, contact me at donnamerchant.dm@gmail.com.

*I post lesson plans each week on the Moms of Potomac Shores Facebook page. *

Follow me on Facebook and Instagram, Pencils and Paints LLC.

Reminder: Monthly Paint and Sip parties take place in the Social Barn kitchen! BYOB, \$35 per person. We always have fun and it's a great way to meet your neighbors!

Also contact me if you'd like to plan a private in-home party with your friends or for your kid's birthday!




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ELECTRIC DIRT BIKES & BICYCLES LAWS IN VIRGINIA

Electric Dirt Bikes and Electric Bicycles: Laws and Safety in the Commonwealth of Virginia and Prince William County

The Prince William County Police Department would like to provide important information to Potomac Shores residents regarding the operation of electric dirt bikes, electric bicycles (e-bikes), mopeds, and similar motorized vehicles on public roads, sidewalks, and public property.

Electric dirt bikes and high-powered electric motorcycles have become increasingly popular. However, many of these vehicles do not meet the legal definition of an electric bicycle under Virginia law and are therefore subject to different regulations.

Understanding these rules helps ensure public safety, legal compliance, and responsible riding within our community.

Electric Bicycle Definition (Virginia Code 46.2-904.1)

Under Virginia law, an **electric power-assisted bicycle** must meet all of the following requirements:

- Equipped with **fully operable pedals**
- Motor power **not exceeding 750 watts**
- Designed to assist pedaling or provide limited throttle power
- Maximum assisted speed **generally limited to 20–28 mph depending on class**

Electric bicycles that meet these criteria are treated similarly to traditional bicycles. Riders are not required to obtain a driver's license, registration, title, or insurance. However, riders must still follow all traffic laws applicable to bicycles.

Electric Dirt Bikes and High-Powered Electric Motorcycles

Many vehicles commonly referred to as **electric dirt bikes**, including models designed for off-road use, often exceed the electric bicycle power limits or do not have pedals.

These vehicles may instead be classified as:

- **Mopeds**
- **Motorcycles**, depending on their specifications.

Moped Definition (Virginia Code 46.2-100)

A vehicle may qualify as a moped if it meets the following requirements:

- Electric motor **not exceeding 1,500 watts**
- Maximum speed **not exceeding 35 mph**
- Two or three wheels
- Seat height of at least **24 inches**

Moped operators must comply with the following requirements:

- Riders must be **at least 16 years old**
- Riders must carry **government-issued identification**
- **Helmet use is required**
- Mopeds must be **registered with the Virginia Department of Motor Vehicles**
- Mopeds **may not be operated on interstate highways**

Motorcycles

If an electric dirt bike:

- exceeds **35 mph**, or
- exceeds the **1,500-watt moped limit**, it may be legally considered a motorcycle.

Motorcycle operation requires:

- A valid **driver's license with motorcycle endorsement**
- **Vehicle title and registration**
- **Insurance**
- Required safety equipment such as headlights, mirrors, turn signals, and brake lights.

Operating an unregistered or improperly equipped motorcycle on public roads is illegal.

Common Violations

Officers may issue citations for violations including:

- **Operating an unregistered motor vehicle** (Virginia Code 46.2-613)
- **Driving without a valid license** (Virginia Code 46.2-300)
- **Failure to properly title a motor vehicle** (Virginia Code 46.2-600)
- **Reckless driving** (Virginia Code 46.2-852)
- **Failure to wear required helmet** (Virginia Code 46.2-915.2)

These violations may result in fines, court appearances, license suspension, or vehicle impoundment.

Prince William County Ordinances

Prince William County ordinances also regulate the operation of bicycles, mopeds, and motorcycles. Key provisions include:

- **Traffic law compliance:** Riders must obey the same traffic laws as other vehicles (County Code 13-375).
- **Handlebar control:** Riders must maintain at least one hand on the handlebars while operating a bicycle or electric bicycle (County Code 13-376).
- **Sidewalk operation:** Electric bicycles may use sidewalks where permitted unless otherwise restricted (County Code 13-377).
- **Noise and muffler requirements:** Motorcycles, trail bikes, and similar vehicles must be equipped with properly functioning mufflers (County Code 13-365).

Off-Road Use

- Electric dirt bikes designed for off-road use may only be operated legally in certain locations, including:
- Private property with owner permission
- Designated off-road parks or motocross tracks
- Authorized trail systems. **No Motorized vehicles/bikes are allowed on the Potomac Shores Trails.**

Operating off-road vehicles on public streets, sidewalks, school property, or public parks where not authorized is prohibited.

Safety Reminder

The Prince William County Police Department encourages all riders and parents to ensure that electric vehicles are:

- operated legally
- used in appropriate locations
- ridden safely and responsibly

Parents should be aware that many electric dirt bikes marketed to youth may exceed legal limits for street operation.

Community Cooperation

Our department supports responsible recreation while maintaining safe roadways and public spaces for all residents.

Residents with questions regarding the legality of a specific vehicle are encouraged to contact the Virginia Department of Motor Vehicles (804-497-7100) or their local law enforcement agency (703-792-6500) for guidance.

How to Pay HOA Assessments



By mail with a coupon:

Coupon books are sent at the end of the last month of the fiscal year—mid December for the coming January for most the Associations. You can call the Customer Service Department, at (703) 631-7200, if you do not receive a coupon book or need a replacement. There is no charge for the coupon book. **All payment coupons are mailed to:** CMC, P.O. Box 1680, New York, NY 10008-1680. 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 with your bank:

You can set up a bill pay through your bank account. Go to your bank's online banking services to set it up. **Information needed on the check should include Payee, your HOA account number, and your house address.** The payee is the name of your association (Potomac Shores Residential Association). Your account number must be entered with no dashes or zeros. Please include your Potomac Shores house address. You can pre-set your payment date or choose to do send a payment manually each month. Please allow enough time to have your request processed – please note that while some banks process payments electronically, some banks still write a paper check and mail to the bank. The address is **CMC, P.O. Box 1680, New York, NY 10008-1680**. Major banks generally do not charge for setting up bill payments.

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 April 10th 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.

- **Are you 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 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 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. For login and technical issues, 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 log in (blue box) which will take them to Town Square where they must register.

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, 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.

We do not take phone payments.

Pool Guest Passes



As we get closer to pool season, we'd like to remind everyone that we will continue using Electronic Guest Passes for the pool via Cell Badge.

IMPORTANT: If your household signed up for Cell Badge last year, there's no need to sign up again this season. Your complimentary 5 guest passes will automatically be loaded into your CellBadge account. For those new to the community or who didn't register last year, please see the instructions for signing up.

A few reminders:

- CellBadge does not replace the Potomac Shores picture access badges.
- CellBadge is only used for guest check-ins.
- All residents ages 5 and older must continue to present their access badge to enter the pool.
- Only residents 16 and older with active access badges can bring guests using CellBadge.
- Children under 16 should not be entered into CellBadge, as they are not permitted to bring guests per community policy.
- Households are allowed to bring a maximum of four (4) guests any time with the exception of holidays and holiday weekends. A maximum of two (2) guests per household is allowed on major holidays and holiday weekends, including Memorial Day, Juneteenth, 4th of July, and Labor Day weekend.

Additionally, for those interested in renting the Pool Barn or Cabanas, we will begin accepting pool rental reservations starting Monday, May 11th. More details will be sent out via email as we approach pool season.

Cell Badge Registration for Pool Guest Passes

How to Register:

- **Go to the CellBadge website:** PotomacShores.CellBadge.com
- Scroll to see a light blue box labeled "I need..."
- Beneath that, you will see "...to Register", click the green "Registration" button below it.
- Complete the "Initial Add Request".
 - **PLEASE NOTE: ONLY ONE CellBadge account is permitted per ONE HOUSEHOLD.** Duplicate household requests will be rejected.
- Once finished, click the green "Request Access" button.
- Your request must now be approved by the PSRA. If HOA office is closed, please go to the Fitness Barn front desk. The employee will be able to help you finish registering.

After your Registration has been approved:

- You will receive a text message from CellBadge stating your Registration is complete.

If your Household's Initial Add Request has been approved:

- Click the link in the text message you received from CellBadge.
- Scroll to see the light blue box labeled "Registered Previously or Approved".
- Enter your email address and phone number, click the green "Request PIN" button.
- The PIN Verification box will appear, enter the PIN number texted to you and click the green button labeled "Register".
- Verify your Household information is correct, and then add your household members by entering their information and clicking the green button labeled "Add Member".
- **PLEASE NOTE:** Children under 16 years of age **SHOULD NOT** be added to Cell Badge as they are not permitted to bring guests to the pool. They will be rejected.
- Check the box agreeing to facility rules, then click the green "Complete Registration" button.
- Your registration must now be approved by the PSRA. If HOA office is closed, please go to the Fitness Barn front desk. The employee will be able to help you finish registering.

Resident FAQ's:

- Each Household gets 5 free guest passes automatically at the beginning of pool season.
- Guest Passes from previous years do not carry over.
- Children under 16 years of age should not be added to Cell Badge. They are not permitted to bring guests to the pool.

Purchasing Pool Guest Passes in Cell Badge

How to Purchase Pool Guest Passes in CellBadge:

- **Log into your Cell Badge account.**
 - Download the Cell Badge app to login, or through the Cell Badge website: PotomacShores.CellBadge.com

Adding Guest Passes in the App:

- Click Shores Club, if at the ShoresClub Pools, or click Woods Rec Center, if at the Woods Rec Center Pool.
- You will see a white box labeled "Guest Pass", above that will say the number of your remaining guest passes.
- Click on the small blue "Buy" button inside the white box.
- Type in the number of guest passes you would like to purchase in the text box under "No. of Guest Pass Needed".
- The total cost will appear under "Price Details".
- Click the blue "Pay with PayPal" button.
- You will then be able to pay through PayPal and your account will be updated to reflect your current number of guest passes.

Adding Guest Passes through the Website:

- Once logged in, scroll to see a light blue box labeled "I need..."
- Beneath that, you will see "...Guest Passes", click the blue "Purchase Guest Passes" button.
- Enter your phone number, you will then receive a text from CellBadge with a PIN, enter the pin.
- A new box will pop up with your account information.
- In the "Number of Guest Passes" text box, type in the number of guest passes you would like to purchase and click "Done".
- The total cost will appear, then click the blue button labeled "Pay with PayPal".
- You will then be able to pay through PayPal and your account will be updated with your number of guest passes.



Community Archives Ordering Instructions

How to Place an Order:

For **ANY** products (Resale Package, Lender Questionnaire, Statement of Accounts, etc.) for sale or refinance of your unit, please access: **www.cmc-management.com**

- At the top of the page, **select "ORDER RESALE DOCUMENTS"**.
- This will direct you to **Community Archives**.
- You will need to register with Community Archives if you are a first-time user. If you have any difficulties placing the order and/or navigating through the website, please contact Community Archives Support at 1-833-462-3627.

For Lender Questionnaires:

- If you are a lending company and require a Questionnaire, you will need to order a "Lender Questionnaire".
- If you **require a Custom Form** with your order, be sure to upload your document by clicking "Add On Documents".

Resale Packages

- If you are selling your unit, please order a "Resale Disclosure Package".
- Resale Packages are good for one year. Resale Certificates and Inspections are only good for 30 days.

Statement of Accounts:

- If you are a settlement or title company, please order a "Statement of Account".

COMMUNITY MAPS





SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			Real Estate Club 1 6:00PM @ Social Barn	2 Handcraft Club 7:00PM @ Woods Rec	Casker's Club 3 6:30PM @ Social Barn	4
5	Trails Committee Meeting 6 7:00PM @ Social Barn Women's Bible Study Club 6:00PM @ Woods Rec	7	8	Brown Sugahs Club 9 7:00PM @ Social Barn Great Room Handcraft Club 7:00PM @ Woods Rec	10	11
12	Garden Committee Meeting 13 7:00PM @ Social Barn Women's Bible Study Club 6:00PM @ Woods Rec	Landscape Committee Meeting 14 7:00PM @ Social Barn The Flourish Forum 6:00PM @ Woods Rec	PoSho Music Club 15 7:00PM @ Social Barn Murder Mystery (Plus) Book Club 6:30PM @ Woods Rec	New Resident Orientation 16 7:00PM @ Social Barn Handcraft Club 7:00PM @ Woods Rec	Beer & Wine Club 17 6:30PM @ Social Barn Cocktail Club 6:30PM @ Woods Rec	18
19	20 Women's Bible Study Club 6:00PM @ Woods Rec	Social Committee Meeting 21 6:00PM @ Social Barn Literary Liberations 7:00PM @ Woods Rec	22	23 Handcraft Club 7:00PM @ Woods Rec	24	25
26	Town Center Committee Meeting 27 7:00PM @ Social Barn Women's Bible Study Club 6:00PM @ Woods Rec	28 Book Hens Club 6:15PM @ Woods Rec	29	30 Handcraft Club 7:00PM @ Woods Rec		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					Casker's Club 1 6:30PM @ Social Barn	2 Movie Night on the Lawn! 6:00PM @ Event Lawn
3	Trails Committee Meeting 4 7:00PM @ Social Barn Women's Bible Study Club 6:00PM @ Woods Rec	PoSho Mandarin Club 5 6:30PM @ Social Barn	Real Estate Club 6 6:00PM @ Social Barn	7 Handcraft Club 7:00PM @ Woods Rec	8	9
10	Garden Committee Meeting 11 7:00PM @ Social Barn Women's Bible Study Club 6:00PM @ Woods Rec	Landscape Committee Meeting 12 7:00PM @ Social Barn The Flourish Forum 6:00PM @ Woods Rec	Murder Mystery (Plus) Book Club 13 6:30PM @ Woods Rec	Brown Sugahs Club 14 7:00PM @ Social Barn Great Room Handcraft Club 7:00PM @ Woods Rec	Beer & Wine Club 15 6:30PM @ Social Barn Cocktail Club 6:30PM @ Woods Rec	16
17	18 Women's Bible Study Club 6:00PM @ Woods Rec	Social Committee Meeting 19 6:00PM @ Social Barn Literary Liberations 7:00PM @ Woods Rec	PoSho Music Club 20 7:00PM @ Social Barn Mom's Night Out Club 7:00PM @ Woods Rec	New Resident Orientation 21 7:00PM @ Social Barn Handcraft Club 7:00PM @ Woods Rec	Sip & Paint Night 22 6:30PM @ Social Barn	23 Pool Opening Weekend Event 12:00PM @ Social Barn
24	25 Memorial Day HOA Office closed. Shores Club closes at 5:00PM.	26 Book Hens Club 6:15PM @ Woods Rec	27	28	29	30
31				Handcraft Club 7:00PM @ Woods Rec		





SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	Trails Committee Meeting 7:00PM @ Social Barn Women's Bible Study Club 6:00PM @ Woods Rec	Real Estate Club 6:00PM @ Social Barn		Handcraft Club 7:00PM @ Woods Rec		
	Garden Committee Meeting 7:00PM @ Social Barn Kitchen Women's Bible Study Club 6:00PM @ Woods Rec	Landscape Committee Meeting 7:00PM @ Social Barn Kitchen The Flourish Forum 6:00PM @ Woods Rec		Brown Sugars Club 7:00PM @ Social Barn Great Room Handcraft Club 7:00PM @ Woods Rec		
	Women's Bible Study Club 6:00PM @ Woods Rec	Social Committee Meeting 6:00PM @ Social Barn Literary Liberations 7:00PM @ Woods Rec	PoSho Music Club 7:00PM @ Social Barn Murder Mystery (Plus) Book Club 6:30PM @ Woods Rec	New Resident Orientation 7:00PM @ Social Barn Handcraft Club 7:00PM @ Woods Rec	Casker's Club 6:30PM @ Social Barn Cocktail Club 6:30PM @ Woods Rec	Juneteenth Celebration Event 1:00PM - 4:00PM
	Town Center Committee Meeting 7:00PM @ Social Barn Women's Bible Study Club 6:00PM @ Woods Rec	Book Hens Club 6:15PM @ Woods Rec	Mom's Night Out Club 7:00PM @ Woods Rec	Handcraft Club 7:00PM @ Woods Rec	Beer & Wine Club 6:30PM @ Social Barn	
	Women's Bible Study Club 6:00PM @ Woods Rec					

For more information about events and activities, please visit:
www.potomacshoresresidents.com

Contact Info:
PotomacShoresDesk@gmail.com
 703-640-3970

For private clubhouse rentals, please contact:
AAllen@cmc-management.com
 703-640-3975

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THANK YOU FROM IMAGERY PRINT AND PROMOTIONS

As spring settles in across the community, we wanted to express our sincere gratitude for your continued readership and support of "The Front Porch". Every issue we put together is a labor of love, and it is truly a privilege to serve as the creative team behind this publication.

We hope you find time this season to slow down, soak up the sunshine, and enjoy all the little things that make spring so special. We can't wait to share the Summer Issue with you. Until then, thank you for letting us be a part of your community.

Wishing you a beautiful spring,

The Imagery Print and Promotions Team

When it's time to move results matter.



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