

POTOMAC GARDEN

1300 Sanderson Drive Sterling, VA 20164

Phone : 703-430-9588 Fax (866)286-8159

Rollingparkmanagementllc.com

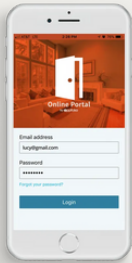
Dates to Remember

07/01- Rent

Due

07/04-

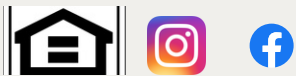
Independence
Day (Closed)



**Avoid Late Rent
Payment
Start
Using Your Tenant
Portal**

Make more Friend or bring a
Friend !! Refer a Friend to our
Community, for more info
contact the Leasing Office:
you can Earn Extra Cash

Find Us on:



NOW

OPEN

SUNDAY

WELCOME JULY

Due to July 4th Holiday,
July 5th & 6 Leasing
Office will be Closed



BULLETIN BOARD

Monday- Friday:

9 a.m.- 5 p.m.

Saturday:

10:00am -4:00pm

Sunday -Open

**Community
Manager:**

Jessica Luna

Leasing Agent

Alejandra Rios

Ashley Binns

Maintenance Team

Norma Ayala

Veronica Avila

Jose Funes

Kenny

Ashley B.



Pool-Closed

EARLY BIRD RENT SPECIAL

PRIZES

WINNER # 1 \$150.00

WINNER # 2- \$75.00

WINNER # 3- \$75.00



Virginia stands as the birthplace of American independence, where the Declaration of Independence was penned by Thomas Jefferson and where the nation's first president called home. The Commonwealth's Fourth of July celebrations honor this revolutionary heritage while creating new traditions that bring communities together across historic landscapes and modern venues.



Tenant's Role In Responsible Waste Management

As a tenant, you are vital in ensuring responsible waste disposal in your rental property. Understanding your responsibilities and working collaboratively with your community leads to a cleaner, healthier living space and benefits the environment.

10 Best Places to Celebrate the 4th of July in Virginia: Fireworks, Parades, and Events. The 4th of July is a time of festive celebration . **Alexandria:** Alexandria's "July 4th Celebration" is a beloved event that attracts visitors from near and far. Visitors can enjoy a parade through Old Town, live music performances, food vendors, and a spectacular fireworks display along the Potomac River waterfront.

Williamsburg: Williamsburg's "Colonial Williamsburg's Fourth of July" is a unique and historic way to celebrate Independence Day. Visitors can witness a reading of the Declaration of Independence, enjoy musical performances, take part in interactive activities, and conclude the evening with a dazzling fireworks show.

Richmond: Richmond's "Fireworks on the James" is a grand celebration held on Brown's Island. Visitors can enjoy live music, local food vendors, a kids' zone, and a magnificent fireworks display over the James River.

Virginia Beach: Virginia Beach's "Stars & Stripes Explosion" is a lively 4th of July celebration at the oceanfront. Visitors can enjoy live music, street performers, delicious food, a fireworks extravaganza, and even a beach volleyball tournament.

Norfolk: Norfolk's "Fourth of July Great American Picnic & Fireworks" is a family-friendly event at Town Point Park. Visitors can indulge in delicious picnic food, enjoy live music, participate in children's activities, and end the night with a breathtaking fireworks display.

Fredericksburg: Fredericksburg's "Heritage Festival and Parade" offers a delightful small-town celebration. Visitors can enjoy a patriotic parade, live music, local vendors, and a charming fireworks display that adds sparkle to the historic downtown.

Arlington: Arlington's "Independence Day Celebration" takes place at Long Bridge Park. Visitors can enjoy live music, food trucks, field games, and a stunning fireworks show that illuminates the Washington, D.C. skyline.



HIGHLIGHTS

REMINDER TO OUR RESIDENTS

1. Parking in visitors' parking requires a Visitor's hang tag at all times.
2. No parking permitted in front of the Leasing Office (Monday- Saturday :8 am to 6p.m.
3. Patios and Balconies are not storage areas. Only patio furniture, plants and bicycles are allowed. Let's Keep our community beautiful.
3. Laundry should not be hung on balconies.

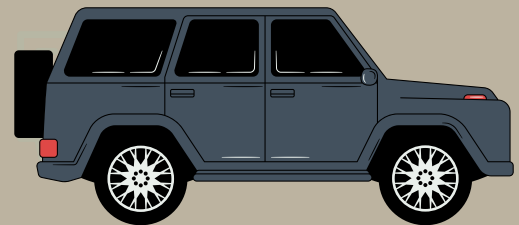
ANOTHER REMINDER

Please respond to renewal letters promptly. We need 60 days' notices as mentioned in your lease. If you don't respond on time, the rent will be adjusted to the current market rate, and you will be placed on a month-to-month rate.



Choose Your Neighbors

Goods Friend Make the Best Neighbors. Refer a Friend, Family member, Co-worker to our Community & Earn some Cash, * Contact the Property for details*



Did you recently acquire New Vehicle, if so please dont forget to update the information with our office

Pick up After Your Pets

According to your Lease, Pet Owners are responsible for picking up after their pets. There are dog poop bag stations on the property.





JUNE & JULY

PEST CONTROL CALENDAR

PEST CONTROL SCHEDULE				
1101		06/26/25		
1102		07/03/25		
1001	04/03/25	07/10/25		
1400	04/10/25	07/17/25		
1402	04/17/25	07/24/25		
1404	04/24/25			
1600	05/01/25			
1602	05/08/25			
1800	05/15/25			
1802	05/22/25			
1401	06/05/25			
1201	06/12/25			

Try pest prevention first.

-Remove sources of food, water and shelter.

-Store food in sealed plastic or glass containers. ...

-Fix leaky plumbing and don't let water accumulate anywhere in the home. ...

-Clutter provides places for pests to breed and hide and makes it hard to get rid of them.

The Pest Control Company will be entering your unit on the date shown above(Building assigned) to inspect for pests in every room of your home. If they find pests, they will take steps to eliminate the problem.

If you have any question, please contact the Office .



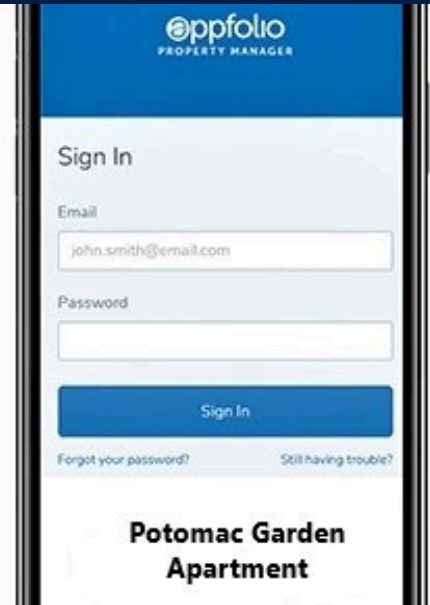
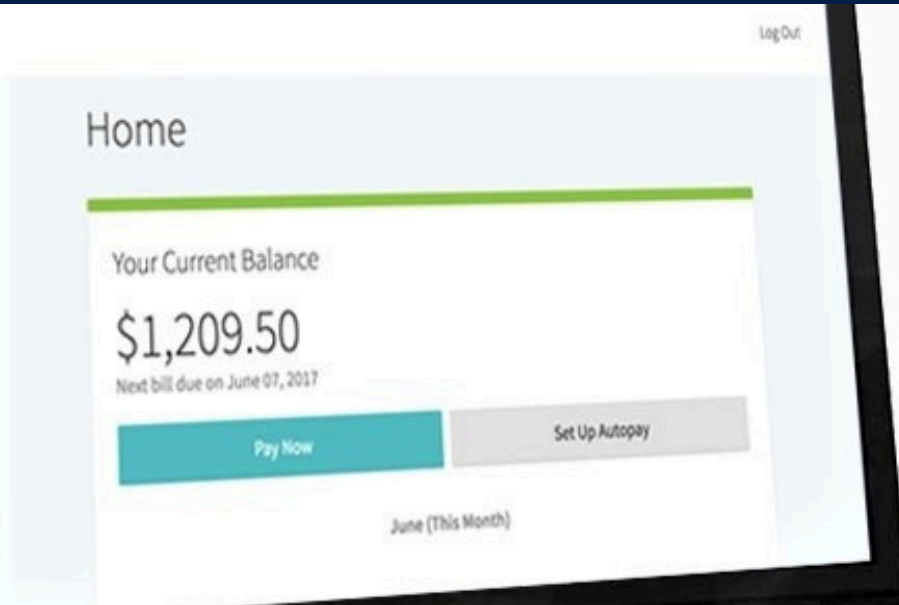
The Speed Limit in Potomac Garden Apt is always 15 mph , even when the school zone signs are not illuminated or The School is closed ..



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with Appfolio

**Online Portal
by Appfolio**



APARTMENT MAINTENANCE REMINDER

REMINDER TO OUR RESIDENTS

Steps you can take to safely control pests.

- 1.Clutter provides places for pests to breed and hide and makes it hard to get rid of them. Get rid of things like stacks of newspapers, magazines, or cardboard.**
- 2.Store food in sealed plastic or glass containers. Garbage containing food scraps should be placed in tightly covered trash cans.**
- 3.Remove garbage regularly from your homes.**
- 4.Deep cleaning is essential: by Vacuuming, wiping, and mopping every corner of the apartment.**

For your convenience you can submit maintenance requests, make online payments, view current and upcoming charges and enroll in monthly rent reminders!

-Easy Payments

pay your rent or due instantly.

-Set up auto-payments.

-Enable push Notifications.

-Submit maintenance Request. You can view the status of your maintenance request.

-Monitor your rent payment history.