

POTOMAC GARDEN APARTMENTS

1300 Sanderson Drive Sterling, Virginia 20164

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Newsletter APRIL 2026

Dates To Remember



- 04/01 RENT DUE
- 04/03 GOOD FRIDAY
- 4/11/ EGG EVENT
- 04/22- EARTH DAY

Here's what has happened in the last month and what's to come!

MANAGEMENT - ROLLINGPARK
MANAGEMENT LLC

Welcome to our community newsletter! We are delighted to share the latest updates on our ongoing efforts to make a meaningful and lasting impact in our community. First and foremost, we would like to extend our sincere gratitude to all our tenants and supporters for your continued trust, engagement, and commitment. Your involvement plays a vital role in helping us strengthen and uplift our community.

We are also excited to announce the successful launch of a new initiative designed to provide educational opportunities and valuable resources to residents in our community. This newsletter aims to improve access to high-quality, informative content while fostering a spirit of learning and growth throughout our community. Thank you for being part of this journey with us, we look forward to achieving even more together.

HOURS

Monday- Friday:

8:30 a.m. - 5:30 p.m.

Saturday:

10:00 a.m. - 4:30 p.m.

Closed Sunday

*Potomac Garden
Apartments Team*

Community

Manager:

Jessica Luna

Leasing Agent

Veronica Avilas

Ashley B

Maintenance

Jose Funes

Jonah W.

David

Porter

Norma Ayala

Kenny

In this
newsletter
you can expect:

Community Updates

Things To Do / Local
Business Spotlight

Resident Engagement

Community
Reminder

Wellness & Lifestyle

Staff Profile Highlights





spring into your new home today

EGG-CITING SPECIALS AWAIT!

Take a tour and apply your first
visit this April and crack open an
egg for a surprise inside!

TOUR | APPLY | WIN

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The Easter egg hunt actually got its start in Germany. Some people think it goes all the way back to the late 1500s, when Martin Luther yes, the Protestant reformer set up egg hunts for his congregation. The men would hide the eggs, and the women and children would go searching for them.

It was meant to echo the Easter story, where women were the ones who first discovered the empty tomb.

In German Lutheran tradition, the Easter egg hunt is tied to the Easter Bunny — or rather, the Easter Hare, as he was originally known. The first time the Easter Hare shows up in writing is in 1682, in an essay by Georg Franck von Franckenau titled *De ovis paschalibus*.

The connection between hares, rabbits, and Easter goes back even further in central Europe. Hares were long associated with fertility and were also linked to the Virgin Mary. You can even spot them in some paintings of the Virgin and Child, as well as in illuminated manuscripts, where they appear as symbolic little details.





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*



PEST CONTROL SCHEDULE

<p><u>March 2026</u></p> <p>1404 - 03/05/26</p> <p>1600 - 03/12/26</p> <p>1602 - 03/19/26</p> <p>1800 - 03/26/26</p>	<p><u>April 2026</u></p> <p>1802 - 04/02/26</p> <p>1401 - 04/09/26</p> <p>1201 - 04/16/26</p> <p>1101 - 04/23/26</p>
<p><u>May 2026</u></p> <p>1102 - 05/07/26</p> <p>1001 - 05/14/26</p> <p>1400 - 05/21/26</p> <p>1402 - 05/28/26</p>	<p><u>June 2026</u></p> <p>1404 - 06/04/26</p> <p>1600 - 06/11/26</p> <p>1602 - 06/18/26</p> <p>1800 - 06/25/26</p>

Pick up After Your Pets

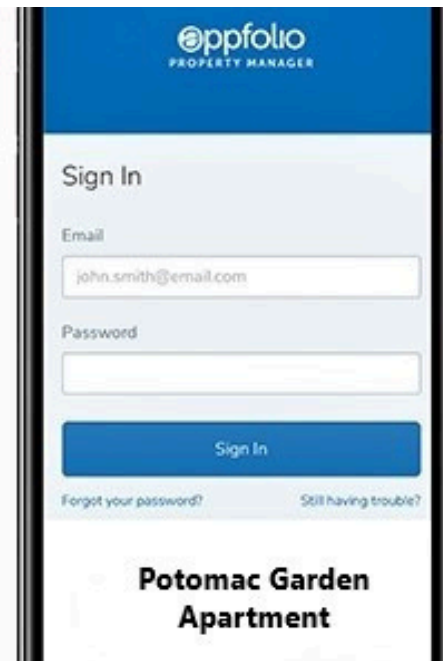
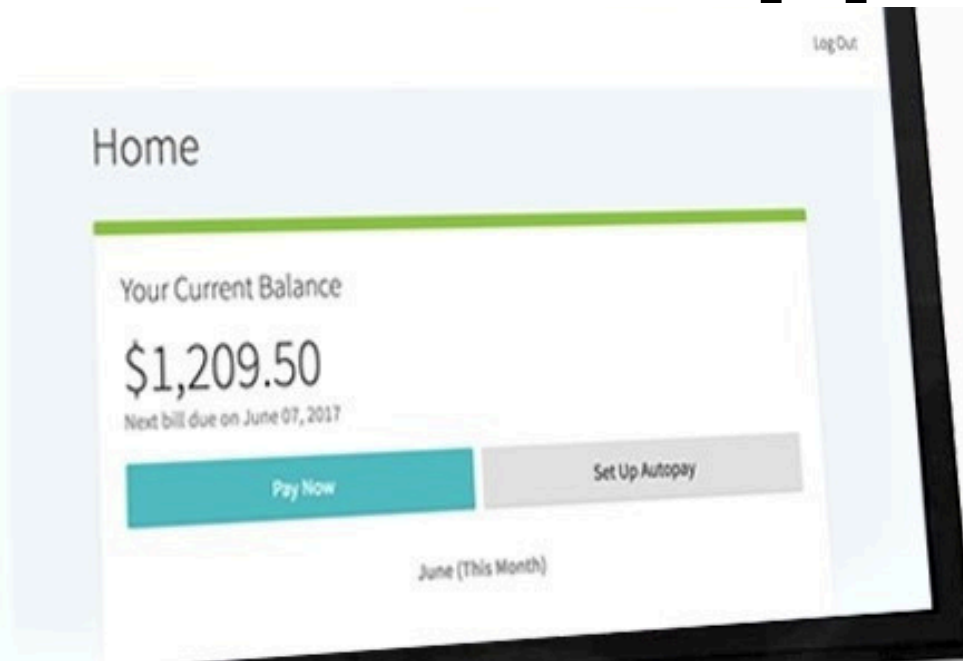
According to your Lease, Pet Owners are responsible for picking up after their pets. There are dog poop bag stations on the property.



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

Call us 703-430-9588

Get More Familiar with Appfolio



Online Portal by Appfolio

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

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.**

- 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.