

# POTOMAC GARDEN APARTMENTS

1300 Sanderson Drive Sterling, Virginia 20164

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## Dates To Remember

02/01 RENT DUE

02/14- VALENTINE DAY

02/16- PRESIDENT DAY-  
WASHINGTON BDAY

Newsletter

February 2026

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

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. - 5:00 p.m.

**Closed Sunday**

*Potomac Garden  
Apartments Team*

### Community

**Manager:**

Jessica Luna

**Leasing Agent**

Veronica Avilas

Ashley B

**Maintenance**

Jose Funes

Jonah W.

**Porter**

Norma Ayala

Kenny



MANAGEMENT - ROLLINGPARK  
MANAGEMENT LLC

In this  
newsletter  
you can expect:

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Community Updates

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Things To Do / Local  
Business Spotlight

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Resident Engagement

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Community  
Reminder

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Wellness & Lifestyle

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Staff Profile Highlights





## 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.

### 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.



## Choose Your Neighbors

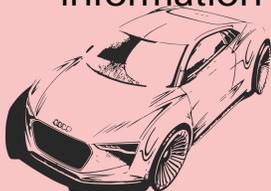
Goods Friend Make the Best Neighbors. Refer a Friend, Family member, Co-worker to our Community & Earn some Cash, \* Contact the Property for details\*



Call us 703-430-9588

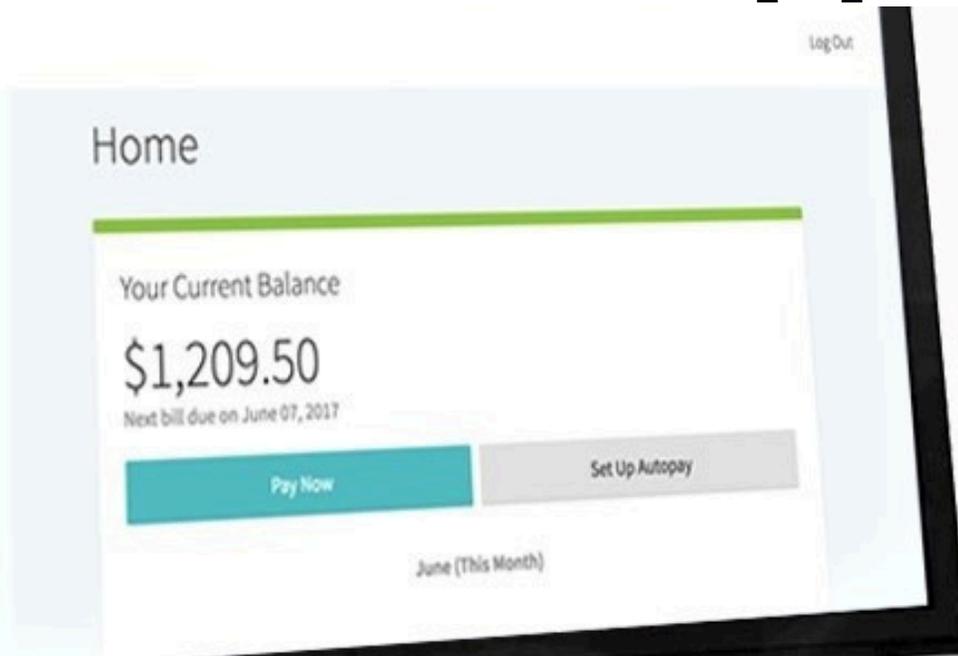


Did you recently acquire New Vehicle, if so please dont forget to update the information with our office



Throughout the year, our community organizes events and activities for our residents to enjoy. We encourage you to follow our monthly newsletter to stay informed about upcoming events and see what we have planned for the next month. We look forward to your participation!

# 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.