

Lake Manassas Connection

Official Publication of the Lake Manassas Residential Owners Association

FALL 2016

Volume 12, Issue 4



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Official Publication of
The Lake Manassas Residential Owners Association
Volume 12, Issue 4

14900 Turtle Point Drive - Gainesville, VA 20155
www.lakemanassasroa.com

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LAKE MANASSAS ROA BOARD OF DIRECTORS

From the Board

By the time you receive this fall edition of The Lake Manassas Connection the Annual Meeting will have been held and we will have a new board member. We would like to thank all residents who voted or cast a proxy so that the meeting could take place on September the 19th.

Financial Condition

The final Fiscal Year statement ending in July 2016 showed a \$4,000 profit for the year -- basically break-even. We want to thank CMC for putting us in that position and overseeing some major expense overruns, primarily snow removal. The first month of the new 2017 Fiscal Year shows we are under budget by \$17,000. We recently negotiated some new contracts at minimal increase, with the snow removal contract negotiated with no increase at all. Other contracts to be renewed this year are the pool management contract, trash removal contract and security contract.

Stonewall Entrance Update

The process to obtain approval from Prince William County (PWC) and obtain construction bids to ensure we are within budget is progressing well. Dewberry has completed the civil engineering plan and received approval from PWC, however the deed for easement to allow PWC to maintain the drain box and culverts is being reviewed and should be finalized soon. It is not delaying our concurrent effort to develop a Request for Proposal (RFP). The RFP has not yet been completed and/or distributed for bids but potential vendors have been asked to conduct a plan review to ensure they have an interest and capability to complete the work. Vendors have responded and a RFP is now being written and, after review by the appropriate committees, should be distributed to interested vendors by late September. We will ask that bids be returned by the end of September. The bids will be reviewed and a vendor selected. It is expected that construction will begin in October. Landscaping and other work will most likely begin in the spring of 2017.

Committees

We have many new residents on committees and every committee has been busy working on various projects that benefit our community. Things like a new website, which was demonstrated at the Annual Meeting, and a tennis program for all residents, just to name a few. Please take the time to read all the committee reports so you can see all the work being done by your fellow residents. There is a wealth of skills and levels of expertise among the residents of Lake Manassas, in a variety of areas, that could benefit our community. If you have skills you would like to share please reach out to the Onsite Manager, the LMROA board, or any committee chairperson at lmroaconcerns@gmail.com.

The LMROA Board of Directors

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Management Report



Michelle Wingo

General Manager

mwingo@

cmc-management.com

ONSITE MANAGEMENT OFFICE

14900 Turtle Point Drive
Gainesville, VA 20155

ONSITE OFFICE HOURS:

Monday - Friday

Walk-in from 10am -12:30

After 12:30 by
appointment, please.
703.753.7745 (office)



Sheila Parker

Assistant Manager,

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sparker@

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Finally, we say goodbye to the dog days of summer and happily anticipate cooler temperatures!

With the arrival of fall comes the daily routine of children heading back to school and fewer hours of daylight. Please be cautious while driving and keep an out eye out for children waiting for school buses or playing outside.

Speaking of less daylight hours, please take note and repair any outdoor lights you have that may need a change of light bulbs. If you see street lights that are not working, please contact me at the on-site office and I will make arrangements with our electrician or Virginia Power to make necessary repairs.

I hope you enjoy the crisp, fall weather and upcoming holiday season!

Michelle

POOL HOURS

The pool closed for the season on Labor Day, Monday, September 5th. Overall, it was a good season with relatively few complaints. That being said, there is always room for improvement. Our contract with Clear Blue ended this season and we will be entering into contract negotiations for the 2017 pool season and will also be evaluating the pool and furnishings for any needed repairs. The Swim and Tennis Committee will make their recommendations and budget requests by the end of the year for the board's consideration.

COVENANTS

Comprehensive inspections are complete; however, follow up for those with violations will continue based on our guidelines for due process for the next few months. If you received a notice regarding a violation this summer – whether it was a friendly reminder or violation letter -- please resolve the issue or contact our office with a plan of action to remedy the violation as soon as possible. Doing so ensures that additional letters/measures by the Covenants Committee do not become necessary. Lake Manassas is a beautiful community and enforcing the covenants keeps the community looking good and helps protect your property values.

COURTEOUS NEIGHBORS

Please do not walk on private property which includes residents' lawns and the golf course. Please keep children and animals off the golf course. Golfers retrieving golf balls are allowed to walk in the resident's yards that back up on the golf course.

Although on-street parking is not permitted in Lake Manassas, we do understand there are occasions when temporary parking on the street may be necessary, for example, children's birthday parties and holiday dinners. Please make every effort to have your guests park in your empty driveway spaces first.

Noise Ordinance Times: The Prince William County noise ordinance is Monday through Friday from 10 pm until 6 am and on Saturday, Sunday and Holidays from 10 pm until 9 am. If you were to contact the police regarding what you consider to be an inappropriate time for unusually loud noises, they will come out and investigate. But first, speak to your neighbors to explain that the noise is disturbing to you.

Complaints: The on-site office regularly receives complaints on a variety of topics that most recently include:

- Cigarette butts disposed of improperly on the street and/or on private property;
- Dogs barking and biting; Pets off leash and/or roaming and defecating on private property;
- Neighbor's lawns not mowed or weeded properly;
- Speeding;
- Vehicles running stop signs;
- RV's and/or boats brought into the community and left overnight and/ or parked in dangerously in the street.

Management will address these issues as they arise, however some issues are best resolved neighbor to neighbor. We thank you in advance for following the County laws as well as the community rules and being a considerate neighbor.

(continued)

COMMUNITY SAFETY:

Vehicle Decals - Reminder letters on registering vehicles were sent to residents who had not registered or picked up their 2016-17 decals. While we have seen an increase in the number of residents who have complied, there are still many who have not. If you need vehicle decals please contact the on-site management office.

Please drive slowly and use caution as you drive through the community keeping an eye out for pedestrians and children. Observe yield, stop and speed limit signs; remind your children about the dangers of running and playing in the street and ask them to move out of the way of approaching vehicles.

Prince William County Police are making more frequent random visits within Lake Manassas and will take appropriate action to address speeding, running stop signs, use of unauthorized motorized vehicles and vandalism. Please obey stop signs and yield signs while driving in the community. There have been reports of near misses at the Spyglass Hill Loop circle due to driver's inattention to signs and approaching vehicles as well as damage to the common area due to speed and inattentive driving. To supplement regular police patrols, the Board is utilizing the County's Off Duty Police Patrol Program to patrol our streets, which is a "pay for" service. Please obey the laws of the road. Passing a stopped school bus constitutes reckless driving in Virginia and is punishable by up to 12 months in jail and/or a fine of up to \$2,500. We also ask that all residents report any suspicious activity to either the police or the management office depending on the time and nature of said activity. Let's all be on the lookout and keep Lake Manassas safe. Please contact gate attendants prior your guests arrival. To secure a temporary parking pass, contact the on-site manager.

LEASING A COMMUNITY PROPERTY:

All leases must be a minimum of 12 months in duration. A copy of the lease must be submitted to the management office before the tenant moves in. Without a copy of the lease, your tenants will not be issued vehicle decals, transponders or pool passes. Please have your tenants stop by the on-site office to pick up a copy of the Lake Manassas Homeowners Handbook and Welcome Package. Remember, tenants are subject to the same residential requirements as all homeowners however, you as the owner, are still responsible for your property. LMROA will contact you as the homeowner for any reconciliation, as needed.

TRASH:

Our trash removal service is provided by American Disposal. Trash is collected weekly on Mondays and Thursdays, with recycling on Mondays and yard debris removal on Thursdays. A special pick up service is available for a fee (white goods, construction debris, etc.), but must be scheduled in advance. Please call American Disposal 703.368.0500 for details and scheduling. Reminder - please be sure not to set your trash out any sooner than the evening before collection (approximately 6 pm); trash cans and containers must be stored out of sight prior to sunrise the day after collection. This includes trash left by a landscaping company. When trash is put out a day or two before pick-up, the overall effect presents an unsightly appearance in our lovely neighborhood. On windy days, trash is easily blown down the street making the street and the community unsightly. Be a good neighbor and tie it down and please be sure to cover all trash.

- **Inclement Weather:** Roadway safety is our primary concern. Roads and/or areas, which are deemed unsafe due to snow or ice, will be suspended for collection. If we are unable to provide collection, services will resume as soon as it is safe to do so.

STREET PARKING:

We understand that over the holidays, or when you are receiving guests, parking in the street may be necessary. It seems, however, that the issue of vehicles parked in the street on a regular basis is becoming a problem.

When you moved to the community you were provided with documents containing the covenants, conditions and restrictions for the LMROA. The guidelines state that there is no street parking permitted without prior authorization of management. If you have room in your driveway then you should not have cars parked in the street. Understandably, for those who have multiple vehicles, rearranging cars to accommodate those who live in your home can be a nuisance, however, the parking rule was put in place to keep as many vehicles as possible off the roads for the safety and aesthetics of the community. If you or your guests require temporary street parking, please contact the on-site office for an approved parking pass. If you or your guests park a vehicle in the street without notice having been given to the on-site manager, the vehicle will likely be issued a warning notice on the windshield. The vehicle information is then forwarded to the on-site office and a violation letter is issued to the owner or owner sponsoring the guest vehicle in question. Violations may result in fines of \$50 for each occurrence. If you continually disregard the parking regulations, you may be called to a hearing before the Covenants Committee and fined for each infraction. For more specific information regarding parking, please visit the Lake Manassas website at www.lakemanassasroa.com and review the Parking Resolution.

COVENANTS INSPECTIONS:

While we understand that there are certain aspects of property maintenance, that cannot be attended to during certain times of the year, and in certain weather conditions, please do your best to keep your property maintained according to LMROA guidelines. If you are issued a violation notice and need an extension of time to complete repairs, please contact the Covenants Administrator, Sheila Parker at the on-site office by calling 703.753.7745 or by email at sparker@cmc-management.com.

The LMROA Community Handbook contains useful information covering Design Guidelines, Use Restrictions, Property Maintenance Standards and Enforcement Procedures. Please be sure to correct any violations that may exist on your property. If you need a copy of the most current Lake Manassas Handbook, please let us know and we will provide a copy to you at your request. Following is just a sample of a few important inspection items that need to be continuously maintained:

Mailboxes. Approved box color for the old style mailbox is hunter green and the post color is Duron Latex Oyster White. If you need to replace your mailbox, contact Main Street Mailboxes at 703.753.5521. Please feel free to call the on-site management office with any questions at 703.753.7745.

Yards and Lawns. Lawn maintenance items such as weed/crab grass control, dead trees and shrubs and edging as well as replenishing the mulch in your beds need to be continued throughout the year. Please do not leave grass clippings on the sidewalk and/or street.

(continued)

Home Exteriors. Please look at your home and inspect for peeling and blistering paint and rotted wood, staining and green algae. Please power wash and repaint all affected surfaces.

Play equipment. Outdoor play equipment must be approved by the Modifications and Construction Committee. Please obtain your approval before making any purchases. Remember, maintaining your property on a regular basis not only ensures that the standards of the community are preserved, but eliminates the need for violation notices, hearings and possible fines.

FIREWORKS:

Fireworks are prohibited in Lake Manassas and [most] are in violation of Prince William County laws. Any incidents of unlawful fireworks will be reported to the Fire Marshal to investigate and take necessary action.

PETS:

Pets must not be allowed to roam without a leash, urinate and defecate on private property. If you experience difficulty with a neighbors pet, you should speak to the neighbor about your concerns. If you feel you need to contact the authorities, you can call Prince William County Animal Control. After those options have been exhausted you may contact the on-site office and we will send a reminder of the Prince William County leash law and community guidelines for pets. Pets should not be allowed outside a confined area on your property without being controlled on a leash.

Please try to control your dog from barking excessively especially during the early morning and late evening hours. The on-site office regularly receives complaints regarding pets on private property. Always have your dogs leashed and do not let your cats roam the community.

Cats should be kept indoors and not allowed to wander onto neighboring properties. If you are concerned about cats on your property and do not know who they belong to, they may be feral (born to stray cats). In any case, if you experience problems with pets wandering onto your property, contact Prince William County Animal Control for advice or to report issues with neighborhood pets and/or feral cats.

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TRASH REMOVAL: HOLIDAY SCHEDULE



- American Disposal will be closed for Thanksgiving on Thursday, November 24th therefore there will be no trash pick up that day. Pick up will resume on the next regular scheduled day.
- Christmas Tree Removal: Christmas trees will be collected on your regular yard debris collection day following the holiday. We ask all tinsel and decorations be removed. Please do not place trees in plastic bags.

SNOW REMOVAL POLICY:

Snow removal begins once the depth of snow reaches two inches on the roads (as reported at Dulles Airport). While the Association does not begin plowing until the two- inch mark is reached, our contractor is prepared to handle any potential large snow storms.



- Salt and sand is applied on an as needed basis.
- Main roads are plowed first followed by secondary roads, cul-de-sacs and pipe stems.
- It is recommended that you shovel your driveway after a plow comes through.
- Skating or playing on any frozen pond or lake area is dangerous and prohibited!
- Weather can change throughout the day. Always use caution when walking on sidewalks.
- Please do not approach any vendors.

Committee REPORTS



Jack Boyle, Chair
jackboyle@comcast.net

Budget & Finance

The Budget & Finance Committee meets quarterly at the on-site office located at the Swim and Tennis Center. The committee will be asked to review the Annual Audit after it is delivered from the auditor (around the first of October).

All residents are welcome to attend committee meetings. Please check the online calendar on the community's website at: www.lmroa.com for meeting dates and times.

Jack, Doug, Romesh, Dick and Ralph

COMMITTEE ROSTER

Doug Brady
Romesh Deora
Dick Knodt
Ralph Malami



Rowland Bowers, Chair
rthbowers@comcast.net

Community Security & Visitor Access

With school back in session, school buses are once again picking-up children at designated neighborhood bus stops.

Section 13-215.1 of the County Code, "Passing stopped school buses; civil penalty" requires that: *"The driver of a motor vehicle shall stop such vehicle when approaching from any direction a clearly marked school bus that is stopped on any highway, private road or school driveway for the purpose of taking on or discharging children, the elderly, or mentally ill or physically handicapped persons and shall remain stopped until all such persons are clear of the highway or school driveway, and the bus is put in motion; any person violating the foregoing is guilty of reckless driving."*

It is not only the law, but common courtesy and concern for our children's safety dictate that when a bus comes to a stop and the stop sign lowers. It means that vehicles approaching the bus, following the bus, and entering the bus route from a side street are to stop until all students have boarded and the stop sign is raised. Please help ensure a safe school year at our bus stops.

Rowland, Robert, Dick and Gary

COMMITTEE ROSTER

Robert Glista
Dick LaFrance
Gary Seyster



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Dick LaFrance, Chair
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COMMITTEE ROSTER

Ron Allen
Jane Houston
Rex Luzader
Shashi Mehta

The Communications Committee meets monthly on first Mondays at 5pm and welcomes attendance by any member of the LMROA community. The Committee also encourages any suggestions that serve to enhance the community.

Communications

The Communications Committee "Charter" includes the following:

- Providing the LMROA Board Of Directors (BOD) with recommendations for improved communications within the community through enhancements to the design, layout, and frequency of the Lake Manassas "Connection" publication.

The Lake Manassas Connection is published quarterly by Imagery Print and Promotions at no cost to the Lake Manassas community, for reasons explained in this issue, on page 27. Imagery Print and Promotions publishes for various communities in this area. MaryPat Imlah is the spark plug for this publishing company and continues to do a great job for Lake Manassas.

Kudos to Shashi Mehta, Lake Manassas resident, who provides most of the creative photos for our Lake Manassas Connection and Michelle Wingo, Community Management On-Site Manager, who works with MaryPat in assembling/reviewing all of our articles.

- Managing the overall operation of the new LMROA web site and work with the contractor to ensure that the web site is user friendly and serves the best interest of the community.
- Providing the BOD with recommendations for improving the community's image through the development of a welcome package; highlighting the community's positive features, which could be made available to current community homeowners, and potential new residents.

The Focus of the Communications Committee for this reporting period has been/continues to be:

- Development of a new LMROA web site. As reported earlier, the current web site does not belong to the LMROA, is not user friendly and lacks an updated "address book."

Great progress has been made with the development of the new web site. This period has been marked by continued development/testing and preparing aggressive marketing/education. It is anticipated that the new web site will be operational in the Fall.

The Web Site Development Team consists of Rex Luzader, Lead; Ralph Scherer, developer, and Michelle Wingo, Community Management Corporation, On-Site Manager.

A review of the Web Site has been conducted by select groups of personnel to include Communications Committee members, LMROA Board members etc.

A review of the new LMROA Web site was conducted by the Web Site Team at the LMROA Annual Meeting on September 19th.

An aggressive marketing effort is planned for the Lake Manassas Community in the coming weeks to educate and assist community residents to register and understand the fundamentals of the new site.

Near term plans also include operating the current Community Management managed web site in parallel with the new LMROA site until the end of CY 2016 and/or until all community residents are registered on the new site.

- Promote other LMROA Committee activities. One of the Communications Committee goals is to assist other LMROA committees in promoting their activities.
- Establish a program to recognize volunteers who unselfishly serve on Committees and/or are have made a significant contribution to their Committees and the LMROA Community.
- Establish an electronic bulletin board system to replace the old bulletin boards and to better inform the LMROA community of current activities. The decision for installing the digitized boards will not be made until an assessment of the snow removal costs is made in the spring, 2017. The bulletin boards at the Stonewall and Balsturol gates have been removed. The boards were difficult to maintain and irrelevant given the advent of the new web site, and the availability of the *Lake Manassas Connection* and "blast emails."

Dick, Ron, Jane, Rex and Shashi

New LMROA Website!

A new website for Lake Manassas residents was introduced at the Annual Meeting on September 19th.

Please log into lmroa.com to register

Once you have registered please go to the tutorial/webinar link for a brief introduction and instructions on how to navigate the website.

Registering for the website ensures that homeowners are kept abreast of important news and announcements for the Lake Manassas community through the website and blast emails.

Note: The previous website will no longer be updated and will not be accessible after the first of the year. If you do not register for the new website, your email address will no longer be available to us for sending Community Updates through blast emails from the management office.

**We believe you will find the new website attractive as well as user friendly!
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Ron Allen, Chair
LMROACovenants@gmail.com

COMMITTEE ROSTER
 Rowland Bowers
 Kathy Cumber
 Tom Cumber

Covenants

As a community gets older, houses need to be maintained or age creeps up on them. As homeowners, we should focus on a few "projects" each year so that maintenance and repairs don't build up and become costly all at once. A fresh coat of paint, repairing wood rot, tightening a screw or two, and power washing goes a long way towards maintaining the value of our homes and the appearance of the community. In addition to these types of maintenance is the "regular" seasonal property maintenance - keeping the grass mowed to the proper height, edged, watered, free of weeds; and the shrub beds trimmed, mulched and free of weeds and dead plants.

Nothing detracts from the appearance of our homes and community more than seeing trash, recycle, and bags of grass/shrub clippings sitting on the curb days in advance of scheduled collection dates; mailboxes with doors hanging off the box, paper trays and posts rotted/broken/cracked and in need of paint; looking at well-kept homes and seeing items that are stacked/stored in front of the garage windows staring back at you.

As Lake Manassas is a family community, streets that are open, clear and lit makes it much easier for motorists to see children playing or riding their bikes and provides a clear line of sight for walkers, runners, and roller bladers. For those playing or exercising, it affords them the opportunity to see oncoming traffic even if they can't hear it. Part of the appeal of Lake Manassas is the uncluttered look of the streets because there are no cars lined up on both sides of the street.

As the days become shorter leading into fall, it is important to check your lamp post(s), porch and garage lights. Some residents are up early exercising, catching school busses, and heading off to work in the dark. Many residents have no lights on outside their home and it can make the streets very dark. For safety and appearance, we encourage you to use your outside lights. They cost very little in electricity and can make a huge difference in safety and aesthetics.

Every homeowner is responsible for maintaining the beauty of Lake Manassas. If a resident witnesses a covenants violation, it benefits the entire community to report that violation to the Covenants Administrator so she can address it and work with the homeowner to cure it. It takes all of us working together to keep Lake Manassas a premier community. Please remember, the intent of the covenants process is to maintain the standards of the community so residents can enjoy its beauty and benefit from improved property values.

Ron, Roland, Kathy and Tom



Diane Boyle, Chair
dianemboyle@comcast.net

COMMITTEE ROSTER
 Barbara Bassett
 Sara Howard
 Peter Metrisko
 Pam Sackett

Modifications & Construction (MCC)

If you are considering any alteration or improvement to the exterior of your home, you must first gain approval from the MCC. Modification applications must be filed at least four business days prior to a scheduled meeting in order to ensure the committee has time to examine them and schedule any needed property inspections. The application is available on the community website as well as at the on-site office. Michelle can assist you with any questions you may have with the process. The MCC meets on the second Monday of the month at 5:00pm at the Swim and Tennis Center office. Occasionally, the meeting date is rescheduled due to members' availability, so please check with Michelle.

It is important to note if you are in the process of selling your home, homeowners association resale documents involve an inspection of your property to inform the buyer that all exterior modifications have been approved and conform to the design guidelines. It is in your best interest to submit an application for those changes which you have completed without the Modifications Committee approval. Otherwise, this will be cited as a violation and may possibly delay your sale.

The design guidelines are available on the community website. If you would like a hard copy, it is available from Michelle.

Diane, Barbara, Sara, Peter and Pam



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Visit our website for UP-TO-DATE Lake Manassas Market Activity

Swim & Tennis Center

COMMITTEE ROSTER

Grete Bravo

Bev Luzader

John Schoeb

Dave Whithed



Photo by Resident Shashi Mehta

After a long, hot summer, the 2016 pool season has come to an end. Overall, the pool season went well with very few complaints. A few residents have voiced that they'd like to see some improvements and updates at the pool.

POOL IMPROVEMENTS

Lake Manassas has a Reserve Fund with dollars earmarked for repair and replacement of all components in the community – including items at the Swim and Tennis facility. One of the items budgeted for this year is to white coat the pools. White coating preserves the interior of the pool and also gives it a fresh, clean look. White coating is done approximately every seven to nine years and provides a clean, smooth surface while minimizing the growth of algae.

The Swim and Tennis Committee will be approaching the Board about repairing and / or replacing some of the pool furniture and umbrellas. We began to replace some of the orange umbrellas with new green umbrellas two years ago and by next pool season the orange umbrellas will all be replaced with green ones.

TOT LOT

Six inches of safety mulch was recently spread at the tot lot at the Swim and Tennis Center. The mulch is refreshed every couple of years as needed.

LIGHTING

A new astronomical timer has been installed for the tennis and basketball court lights. The lights come on daily from dark until 11pm. There are no longer individual timers at the courts. The installation of the new astronomical timer should correct any issues we've had with the lights operating sporadically. We have also begun to remove broken bollard lights along the path behind the Swim and Tennis Center. The Committee will be asking the Board to consider new lighting options that will illuminate the pathways in lieu of the bollards.

Although the pool is closed for the season, we hope you will enjoy using the tot lot, tennis and basketball courts at the Swim and Tennis Center this fall. The Swim and Tennis Committee welcomes input from residents. You can send your comments and requests to the Lake Manassas inbox at lmroa concerns@gmail.com.

Sincerely,

Grete, Bev, John and Dave

Help for Homeowners

The Service Authority has a host of helpful, do-it-yourself videos for residents of Lake Manassas on its website www.pwcsa.org. Just click on the Educational Videos link under the What We Do tab to find out how to properly dispose of your grease, prevent frozen pipes in the winter, clean your faucet aerator and much more! You can also find more information about your drinking water quality by clicking on the Water Quality Reports link under the What We Do tab.

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Real Estate In Lake Manassas

Sales

(May 26, 2016 - August 29, 2016)

*DOM = Number of "days on Market"

** Indicates new construction

Information is believed to be accurate, but should not be relied upon without verification.

ADDRESS	SOLD PRICE	LIST PRICE	DOM*	AGE
15184 Windy Hollow Cr	\$ 525,000	\$ 535,000	254	16
8471 Link Hills Lp	\$ 580,300	\$ 539,900	13	11
15513 Tuxedo Ln	\$ 575,000	\$ 545,000	222	11
8000 Amsterdam Ct	\$ 549,900	\$ 549,900	262	15
7970 Amsterdam Ct	\$ 540,000	\$ 549,900	36	15
8116 Willingboro Ct	\$ 556,500	\$ 565,500	225	17
8101 Willingboro Ct	\$ 545,000	\$ 569,000	41	17
15649 Turtle Point Dr	\$ 570,000	\$ 569,000	2	13
8318 Hancock Ct	\$ 583,000	\$ 575,000	332	12
8020 Turtle Creek Ct	\$ 590,000	\$ 590,000	**	0
8401 Link Hills Lp	\$ 605,000	\$ 599,900	161	12
8151 Snead Lp	\$ 619,900	\$ 619,900	6	12
8147 Cancun Ct	\$ 615,000	\$ 624,900	119	19
8053 Crooked Oaks Ct	\$ 589,900	\$ 639,777	186	20
8225 Roxborough Lp	\$ 635,000	\$ 649,900	183	13
8412 Link Hills Lp	\$ 700,000	\$ 724,900	10	11
8432 Link Hills Lp	\$ 740,000	\$ 754,900	268	10
8428 Link Hills Lp	\$ 777,500	\$ 840,000	**	1
8488 Link Hills Lp	\$ 800,000	\$ 899,900	177	8
8280 Roxborough Lp	\$ 890,000	\$ 924,900	364	15
7946 Valderrama Ct	\$2,200,000	\$2,250,000	24	9

Current Listings & Properties Under Contract

ADDRESS	LIST PRICE	STATUS	AGE
8002 Kamehameha Pl	\$ 434,900	Active	15
8409 Link Hills Lp	\$ 500,000	Active	10
15148 Windy Hollow Cr	\$ 500,000	Active	19
8005 Turtle Creek Ct	\$ 529,900	Active	**
8159 Cancun Ct	\$ 599,900	Active	19
8121 Amsterdam Ct	\$ 599,900	Active	18
8166 Snead Lp	\$ 605,700	Active	5
15141 Windy Hollow Cr	\$ 624,900	Active	19
8022 Bonnie Briar Lp	\$ 659,000	Active	16
8101 Crooked Oaks Ct	\$ 659,000	Active	20
8288 Roxborough Lp	\$ 764,900	Active	12
8298 Roxborough Lp	\$ 839,900	Active	13
15870 Spyglass Hill Lp	\$ 879,900	Active	13
15791 Spyglass Hill Lp	\$ 885,000	Active	11
8351 Sapphire Lakes Ct	\$ 899,000	Active	12
15811 Spyglass Hill Cr	\$ 925,000	Active	12
8286 Roxborough Lp	\$1,175,000	Active	12
8518 Link Hills Lp	\$1,190,000	Active	10
8362 Sapphire Lakes Ct	\$1,200,000	Active	12
14939 Alpine Bay Loop	\$1,250,000	Active	16

The Community



Mount Pleasant Baptist Church

PO Box 236
Gainesville Virginia 20155
Tel: 703 754-4685

History

Mount Pleasant Baptist Church was originally a log cabin built on Old Carolina Road and named Beulah church in 1877. The building was relocated to Lee Highway in 1882 and a new church was rebuilt at the current location in 1889 due to a fire. The current building was constructed in 1928. Continuous improvements were made to the church complex until it was set on fire in August 2012. Major damage was done to the fellowship hall and rear area of the church. Most of the sanctuary pews and furnishings were saved.

The Fire

In August 2012, a fire was deliberately set at the church. An individual was arrested, tried and convicted of arson, unlawful entry, and defacing church property and subsequently served a two-and-a-half year prison sentence.

Congregation

A majority of the congregation grew up as members of the church. Many have retired and now live on a fixed income. Membership is predominately African-American with about 135 members. The Congregation currently meets at the Northern Virginia Baptist Center in Gainesville. Under the direction of Pastor Rev. George Carlisle, the Deacons Ministry and the Trustees Ministry, they are actively involved in the rebuilding effort.

Rebuilding

The County requires a connection to a municipal water and sewer system. The church needs approval to tie into the Hopewell Landing community but requires special routing of water/sewer lines due to the cemetery behind the church buildings. The VDOT right of way also requires revising the entry into the church sanctuary and the American Disabilities Act requires constructing access ramps, accessible bathrooms, and elevators. Incorporating these requirements and enhancing the exiting facility calls for expanding the fellowship hall area by adding a second story.

Water and Sewer hookup is the first priority for which most of the county permits have been obtained. Current on-hand funding level is \$250,000 and estimated cost to complete the water and sewer hookup is \$500,000. Funding has been accomplished through Membership giving, Go Fund Me contributions and Quarterly Dinner and Yard Sales.

How YOU can help:

- Tell your friends and neighbors about the Rebuild efforts
- Donations can be mailed to: Mount Baptist Church, Attn: Trustee Janet Robinson, PO Box 236, Gainesville, VA 20155
- Online donations can be made to: www.gofundme.com/Q3BE24
- Donations of clothing and household items to the quarterly yard sales. Teams will pick up and send you a tax donation form. Call 703-754-4685 for more information.
- Donation of "in kind" materials or labor would be appreciated

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The Value of Staging a Beautiful Home

because you don't sell the way you live...



By Teresa Hagaman

These before and after photos illustrate the impact of staging "tweaks" when paired with professional photography. The room was neutral, but introducing an on-trend gray paint added a subtle crispness to the room. The bar cabinet was removed and the furniture grouping was "tightened". Lastly, the window screens were not reinstalled after professional window cleaning to enhance the view. While the before photo was taken using a wide-angle lens, notice the greater resolution and the wider angle of the professional photographer's camera.

Let's face it, most of us think our own home will be the one on the block that sells the fastest and for the most money. Even when faced with actual, recent "comps" (similar properties sold within the past 6 months) presented by a Realtor®. Deep down we think, "Yes, but my home is special." As a stager for over 13 years, I have heard many reasons sellers believe their home is exceptional. Here are just a few: "Our home...

- ...was enhanced by a renowned architect."
- ...was customized like no other
- ...was decorated by an interior designer."
- ...has high-end updates or upgrades."
- ...has the best lot in the neighborhood."
- ...has a great view."

While such statements reflect characteristics that make a home unique, ultimately, our own home is special because of the memories we have associated with it. Assuming you have a beautiful home, why would you consult with an experienced professional stager before listing your home for sale? Please consider 3 very important reasons:

OBJECTIVITY - To achieve mass-marketability in today's market, it is critical to assess your home's pros and cons against the backdrop of surrounding competition and current market trends. Frequently, sellers are influenced by the opinions of family, friends, and neighbors when preparing (or not preparing) their homes for the market. Those closest to you may have good intentions, but lack of market knowledge paired with biases toward you and your home can lead to costly mistakes. And, while a Realtor® will provide unbiased feedback, a seasoned professional stager adds an additional layer of objectivity. Two sets of objective "eyes" help ensure that your home is ready for intense buyer scrutiny, no matter what competition or market challenges your home will face.

STRATEGY - In creating a successful formula to sell your home, you need a plan that begins with proper pricing, weighs market

timing and trends, and incorporates staging as a marketing tool. I am a strong proponent of a Realtor® + Stager partnership to create an effective listing strategy. Staging a beautiful home can range from a simple "tweak" of furniture placement to a thorough plan including home improvement updates and/or upgrades. An efficient approach strategically allocates your energy, time, and money to avoid wasting these resources. Ultimately, it is better to over-prepare prior to listing, than to face potential, painful corrections after listing.

PHOTOGRAPHY - To compete on-line, your home's pictures must outshine the competition. Curb appeal has been trumped by web appeal in attracting buyers to the front door. Even the most perfect homes benefit from photo-styling, an advanced staging technique. Performed immediately before the professional photographer arrives, or alongside a willing photographer, photo-styling involves temporary adjustments to a space for the camera that compensates for today's high resolution technology and wide-angle lenses. It simultaneously enhances your photos while minimizing any potential disconnect between what buyers expect to see and actually see. A subtle staging "finesse" will guarantee that your beautiful home is also photogenic!

The value of staging a beautiful home is summed up best by the proverbial "dot the i's and cross the t's". A professional stager provides the objectivity needed to create a staging strategy to properly showcase your home for both photos and showings. Launch your home in the real estate market, completely confident that you have done everything possible to achieve success.

Teresa Hagaman, has been staging homes since May 2003. She & her team have staged over 4,500 homes in Northern Virginia. If you have a specific question related to staging, please forward to teresa@tah-dastaging.com.

Some Creative Color Schemes

Are you longing to update, to change your surroundings. Painting is one of the easiest and most cost effective ways to make your home feel new. Here are a few ideas from HGTV to change it up!



Are You Waiting Until Winter to *Fire* Up Your Gas Fireplace?

You might want to
read this first

Across Northern Virginia, homeowners are switching gears. There's back-to-school shopping to be done, fall sports to consider, and yes, even vacations to plan. Whether you love or dread the change of seasons, there are preparations to be made.

Believe it or not, you can save time, energy and money on your gas fireplace maintenance as you prep for the coming change in weather.

How? *By thinking ahead.*

Here are six surprising facts about your gas fireplace you should know *before* the temperatures take that much-anticipated nosedive this season.

- The greatest risk of a house fire is the first time you ignite the fireplace each year. That's right, your yearly tradition of testing the fireplace carries the most uncertainty. You can thank our local avian friends for this hazard, since nesting debris left in the outer cap can ignite and cause a fire. Have a trusted professional inspect and remove any nesting material that may have fallen into the fireplace as well as remove all debris from the cap, this will insure that your whole family can rest easy knowing that your first fire of the season is a safe one.

- Check it off your list early. Your gas fireplace cleaning and service can be done in advance of the busy season saving you time and money. In fact, if you schedule it early, say, anytime before the first frost, you'll get a visit within days - not weeks. Waiting until the first cold snap only guarantees one thing: you'll be competing with everyone else to get an appointment. So when that first rogue snowflake appears, you'll be ready to enjoy the warmth of a cozy fire.

- Your gas fireplace is more than just keeping you cozy. Everyone loves a warm glow at the family room hearth, but did you know that a gas fireplace could also provide essential warmth and light during power outages? Have your trusted professional check batteries, and replace wall switches at your next annual service.

- Regular service prevents compounding problems. Often, your gas fireplace technician finds small problems that - left unchecked - would lead to

other issues. So while it may seem unnecessary to schedule repeated visits, those routine inspections save money in the long run.

- A blower fan can lower your heating costs. Ask any budget-conscious homeowner: adding a blower to your gas fireplace maximizes the heat it produces, slashing energy consumption and lowering bills all season.

- There's something even better than a gas fireplace. Most people agree - every home should have a cozy source of warmth. However, there's something even *better* than having a gas fireplace in your family's house, and that is a gas fireplace with a remote control. Imagine turning on your gas fireplace without leaving your seat. Now *that's* convenience. No more stooping, kneeling, or reaching to ignite your flame.

Planning for the cold season may seem like a hassle, but it's nothing compared to the headache that comes from being unprepared when it matters. You can rest easy with a properly cared for fireplace that radiates secure comfort all season long.



A photograph of a living room with a beige sofa, a wooden coffee table, and a small dog playing on the carpet. The room has large windows and a lamp.

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Stonewall Men's Senior Golf League

While the Men's Senior Golf League ends in September, the League is completing its third successful season. This year, there were 45 golfers who joined the League; that is 15 more golfers than 2015; 25 more golfers than 2014, the League's first year. Golfers begin play each Wednesday with shotgun starts at 8:00 am at the Stonewall Golf Course. The program mixes Open Play with at least one competitive yet fun event a month. The League is divided into four flights to accommodate a golfer's skill. At the end of the season, the best golfers in each flight in multiple categories, e.g., lowest average, most improved, most birdies, are recognized for their play. Additionally at the end of regular season play golfers participate in a 2-day stroke play tournament. The plan is to conduct another Men's Senior Golf League in 2017. The season begins in April and interested golfers 55 and over should look for the advertisement in the Pro Shop in early March next year.



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Book Club

Contact: Deanna at 202.909.3824. or deanna.mae.trotter@gmail.com

It's official - Lake Manassas now has a book club. This new club meets once every 2 weeks and this is a great way to get to know others in the community and share impressions on a variety of reading materials. New members are encouraged to attend!!! Try us out — and enjoy some great conversations about books and some other things.



Hand & Foot Card Game

Contact: Suzanne at 703-727-5775 or swbrooks@comcast.net

Hand and Foot meets regularly once a month, but, not necessarily the same day of the week of every month. We meet in the evening at 7 pm and rotate homes if desired, but hosting is not a requirement to participate. Refreshments are very low key. Hostesses provide water. So far, all members live in Lake Manassas. Any number of people can play. The more the merrier and the goal is FUN!!!

Description: *Hand and Foot is similar to the Canasta card game. It is a card game of the rummy family of games believed to be a variant of a card game called 500 Rum. It can be played by 2, 3, 5 or 6 players, or played by four in two partnerships. Players attempt to make melds of 7 cards of the same rank. When they play all the cards in their hand, they continue on to play all the cards in their foot and then be the first to "go out," which ends the game. The highest score after four plays wins the game.*

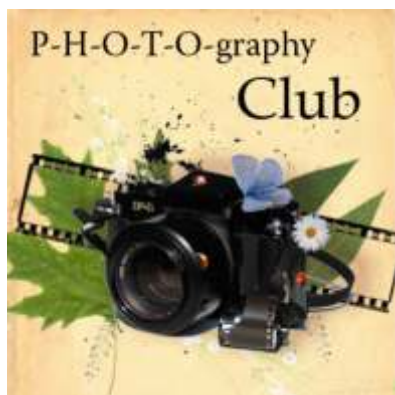


Mah Jongg

Contact: Suzanne at 703-727-5775 or swbrooks@comcast.net

Time and Date: Mah Jongg meets weekly every Thursday morning from 10:30 am– 12:30 pm, refreshments are minimal and stressfree-water is a mainstay and grapes have been an easy offering for most of us, we have approximately 12 members so far and we rotate homes. Not all of us live in Lake Manassas but all of us live within a 4 mile radius. We are open for new players and to teach people who are interested in the game; the goal is FUN!!!

Description: Mah Jongg, which originated in China, is played by four players using a set of 136 tiles based on Chinese characters and symbols. Each player begins by receiving thirteen tiles. In turn, players draw and discard tiles until they complete a legal hand. It is a game of skill, strategy and calculation and involves a certain degree of chance. We play according to the National Mah Jongg League rules.



P-H-O-T-O-graphy Club

Photo Fun

Contact: Helen Watt at 703.743.5499 or hwattmemories@gmail.com

Time and Date: 10am-2pm and/or 7pm-11pm on the 2nd Friday of each month

Location: Helen's home. Feel free to bring a snack or drink to share.

Description: Ready to have fun with your photos? Join us once a month to honor and celebrate those we love with all the great photos we're taking. Bring your piles of printed pictures to get organized, photo album project to work on or your laptop for all those jpg files. There's lots of great table space to spread out. I'm a busy mom of 3 and know, for me, working with pictures is not overwhelming when I focus on simple solutions and lots of great friend time together sharing our stories. Hope you can join us or stop by to check it out. Please RSVP.

Resident Spotlight

The Joy of Art Linda Garden Brings It Home to Lake Manassas

By Donna Greenwald



Linda is underpainting a model's portrait

Linda Garden delights in talking about painting, and this Lake Manassas artist has plenty to talk about these days after spending nearly 5 weeks this summer at a Margaret Carter Baumgaertner Portrait Atelier in La Crosse, Wisconsin.

Linda is an award-winning artist who lays claim to having lived longer in Lake Manassas than any other resident, so she is not only eager to pursue her own art, but she feels a deep connection to the neighborhood and would also like to foster art within the community. She envisions showcasing the talent that already exists here and encouraging her neighbors, who have never considered doing or appreciating art, to open their minds to it.

"I would like to have an art show, outside, maybe in my backyard," she said. "Some time before it gets too hot and maybe when the azaleas are out."

"I want to remind people of the beauty surrounding us and that a painting can strike a chord of well-being in anyone." She believes art is an antidote to the strife we are exposed to daily in the news.

Linda described herself as self-taught and workshop taught, but not formally trained. Nevertheless she was an award-winning artist before she attended the atelier and has paintings displayed at the Uptown Gallery in Richmond, Virginia, is a guest artist at the Rosemont Winery in La Crosse, Virginia and will be a guest artist in an upcoming show in November at the Halifax Art Council in Halifax, North Carolina.

Because Linda is particularly inspired by the intimacy of portrait and figurative painting, she was eager to devote a good portion of her summer studying with Margaret Carter Baumgaertner, a portrait artist who has earned awards from the Portrait Society of America. For 5 weeks, Linda's life was pared down to a walk between her motel room and the studio where she painted all day. Although she sometimes missed family and friends, she stayed, without a break, for sessions held from mid-June through mid-July.

"Peggy (Ms. Baumgaertner) told me I was fearless," Linda said, "because of the way I threw myself into every new challenge. But I just wanted to learn so badly I wasn't afraid to try everything."

After spending weeks absorbed by nothing but painting, Linda said her experience taught her focus.

"It was like learning a language by immersing yourself in it. Everything I did for five weeks was about painting." As a result she has brought home a new discipline to her work.

Back home on Alpine Bay Loop, in her upstairs studio, Linda was surrounded by painting equipment, canvases she had prepared, books, magazines and pictures. It was a cluttered room reflecting Linda's whirlwind approach to her art (they called her Sparky at the atelier because she was so energetic), but the room's carefully lighted and painted surfaces revealed a serious depth of knowledge and organization. Linda talked happily about techniques for applying paint, up-close face measuring for portraiture, and seeing color values, which she warned should not be called shades of color. She invited any neighbor interested in talking about art, over a glass of wine, to give her a call.

After working on human portraits for all of the weeks of the atelier, Linda returned home to begin a painting she described as a posthumous portrait of a pet gecko. She prepared several canvases in different sizes and depths in order to determine the right size for this portrait, pinned up a photograph of the pet as well as a picture of a generic gecko and researched the natural habitat of the reptile for background colors.

"With everything you paint, it's important to get to the essence of your subject," she said. "I want to know what it eats, where it lives and remember that it was somebody's pet." Appreciating the importance of preparation is something else Linda learned this summer, both in preparing her tools and researching her subject.

Linda also credits the atelier with upgrading her basic painting techniques. She reported she has learned to use more paint on her brush and she was about to break in a new wooden palette.

Anyone interested in helping to organize or to participate in a Spring 2017 Lake Manassas Art Show, please contact Linda at lgarden@comcast.net at or call her at 703-754-3402.

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
OCTOBER				Trash & Yard/ Lawn Debris pick up		1
2	3 5pm Communications	4 6pm Swim & Tennis	5	6 Trash & Yard/ Lawn Debris pick up	7	8
9	10 Trash & Recycling pick up Columbus Day PWC Schools Closed 5pm Modifications & Construction	11	12	13 Trash & Yard/ Lawn Debris pick up	14	15
16	17 Trash & Recycling pick up 7pm Covenants	18	19	20 Trash & Yard/ Lawn Debris pick up	21	22
23 31	24 Trash & Recycling pick up 31 Trash & Recycling pick up Happy Halloween	25	26	27 Trash & Yard/ Lawn Debris pick up	28	29

		1	2	3 Trash & Yard/ Lawn Debris pick up	4 PWC Schools Closed	5
6 Daylight Savings Time Ends	7 Trash & Recycling pick up 5pm Communications PWC Schools Closed	8 PWC Schools Closed	9	10 Trash & Yard/ Lawn Debris pick up	11 Veterans Day PWC Schools Closed	12
13	14 Trash & Recycling pick up 5pm Modifications & Construction	15	16	17 Trash & Yard/ Lawn Debris pick up 5pm Finance	18	19
20	21 Trash & Recycling pick up 6pm Covenants	22	23 6:00pm Community Safety (CSVAV) PWC Schools Closed	24 Mgt Office Closed No Trash pick-up Happy Thanksgiving PWC Schools Closed	25 Mgt Office Closed PWC Schools Closed	26
27	28	29	30	NOVEMBER		

DECEMBER				7 Trash & Yard/ Lawn Debris pick up	2	3
4	5 5pm Communications	6	7	8 Trash & Yard/ Lawn Debris pick up	9	10
11	12 Trash & Recycling pick up 5pm Modifications & Construction	13 6pm LMROA Quarterly BOD (tentative)	14	15 Trash & Yard/ Lawn Debris pick up	16	17
18	19 Trash & Recycling p-up 6pm Covenants	20	21 6:00pm Community Safety (CSVAV)	22 Trash & Yard/ Lawn Debris pick up 5:00 pm Budget & Finance PWC Schools Closed	23 PWC Schools Closed	24
25 Christmas Day	26 Trash & Recycling pick up Mgt Office Closed PWC Schools Closed	27 PWC Schools Closed	28 PWC Schools Closed	29 PWC Schools Closed	30 PWC Schools Closed	31 New Years Eve

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
JANUARY						
1	2 Mgt Office Closed 5pm Communications <i>PWC Schools Closed</i>	3	4	5 <i>Trash & Yard/ Lawn Debris pick up</i>	6	7
8	9 <i>Trash & Recycling pick up</i> 5pm Modifications & Construction	10	11	12 <i>Trash & Yard/ Lawn Debris pick up</i>	13	14
15	16 <i>Trash & Recycling pick up</i> Martin Luther King Day <i>PWC Schools Closed</i> 7pm Covenants	17	18	19 <i>Trash & Yard/ Lawn Debris pick up</i>	20	21
22	23 <i>Trash & Recycling pick up</i>	24	25	26 <i>Trash & Yard/ Lawn Debris pick up</i> 5:00 pm Budget & Finance	27	28
29	30 <i>Trash & Recycling pick up</i> <i>PWC Schools Closed</i>	31	<i>PWC = Prince William County</i>			

Community Committee Meeting Info

OCTOBER

- 3 - Communications 5pm
- 4 - Swim and Tennis 6pm
- 10 - MCC 5pm
- 17 - Covenants 6pm

NOVEMBER

- 7 - Communications 5pm
- 14 - MCC 5pm
- 17 - Finance 5pm
- 21 - Covenants 6pm
- 23 - CSVAC 6pm
- 24 - Thanksgiving Holiday / Management office closed / No trash pick-up today
- 25 - Management office closed

DECEMBER

- 5 - Communications 5pm
- 12 - MCC 5pm
- 13 - LMROA Quarterly BOD (tentative) 6pm
- 19 - Covenants 6pm
- 24 - Management office closed
- 26 - Management office closed

JANUARY

- 2 - Management office closed
- 3 - Communications 5pm
- 9 - MCC 5pm
- 16 - Covenants 6pm
- 18 - CSVAC 6pm
- 26 - Finance 5pm

All committee meetings are held at the onsite management office. Board meetings are held at the Stonewall Golf Club. Please check the website at www.lmroa.com for updates.

**MEETING DATES AND TIMES
ARE SUBJECT TO CHANGE**



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- Mediation
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Stonewall gatehouse	703.754.9951
Stonewall Golf Club Pro Shop	703.753.5101
Brass Cannon Restaurant	703.753.6140
Cable (Comcast) 24-Hour Repair	703.670.3500
Electric Dominion VA Power	888.366.4357
Main Street Mailboxes	703.753.5521
Trash (American Disposal)	703.368.0500
Water/Sewer (PW County)	703.335.7900

EMERGENCIES

Fire or Police (Emergency Only)	911
VA State Police	800.572.2260
Prince William County-PWC Police	703.792.6500
PWC Alleged Crime or Incident Report	703.792.5123
Fire Dept - Gainesville Volunteer	703.754.1112
Novant Health Haymarket Medical Center	571.261.3250
Novant Health/Prince William Medical Ctr	703.369.8000
Emergency Room Manassas	703.369.8337
Emergency Services (Haymarket)	571.261.3400
POISON Natl Capital Poison Center	800.222.1222

PRINCE WILLIAM COUNTY

Area Agency on Aging	703.792.6400
Alcohol & Drug Abuse	
Emergency Services Program	703.792.7800
Animal Control - Shelter/Dog Tags	703.792.6465
Evenings/Weekends	703.792.6500
Assessments Property /Tax Payments	703.792.6710
Real Estate Assessments	703.792.6780
Adult or Child Abuse & Neglect	703.792.4200
After 5 pm and on Weekends	703.792.6500
Prince William County Govt Information	703.792.6000
Substance Abuse	703.792.7800
Election & Voter Information	703.792.6470
Department of Parks & Recreation	703.792.7060
Park Authority	703.792.7275
Recycling	703.792.4670
Gas - Columbia of Virginia	800.543.8911
24-Hour Emergency	800.544.5606
Library Administration	703.792.6100
Licenses / Auto/Business	703.792.6710
Mental Health Emergency Services	703.792.7800
Miss Utility	800.552.7001
Power - Dominion Virginia Power	888.366.4357
Sanitation - Sewer	703.335.7900
Schools Prince William Public	703.791.7200
Sheriff Non-Emergency & Info	703.792.6070
Social Services	703.792.7500
Tourism & Visitors Bureau	703.396.7130
Transportation Department	703.792.6825
Metro Customer Info	202.637.7000
OmniRide Commuter bus/ride	703.730.6664
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The Lake Manassas Connection

Benefits the Lake Manassas Community

The Lake Manassas Connection is published quarterly, free of charge to the community. We encourage all residents to send in their ideas, photos, articles, club info and such. It is a great resource to unite the community as well as inform you about the status and welfare of the community where you have your potentially largest financial investment, your home. It also serves to present Lake Manassas in the finest light, which serves to promote increased home values.

Do you realize that the issue comes FREE to the community because of the advertisers who pay for ads? The Lake Manassas Connection has complete community distribution, and then some, and is an excellent vehicle to promote a business or event.

Do you have a favorite vendor - Doctor, Hairdresser, CPA, Landscaper, Cleaning Service ... anyone you love to work with who you think your neighbors would benefit from working with too? If so tell them about us - and if they take out an ad - you will make a 10% commission for as long as the ad runs. You can help yourself, your neighbors, the community and the business you refer, in the process.

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For further information, please download ad contracts from www.imageryprintandpromotions.com or call 703.723.3400.

Lake Manassas Connection

Publication Dates & Info

Advertising, Photo & Article Deadlines:

Winter Issue - Deadline: December 1

Spring Issue - Deadline: March 1

Summer Issue - Deadline: June 1

Fall Issue - Deadline: September 1

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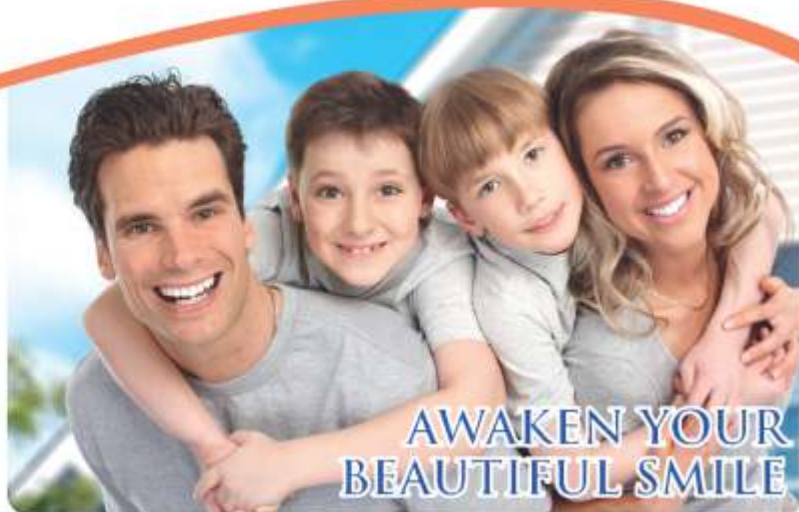
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