

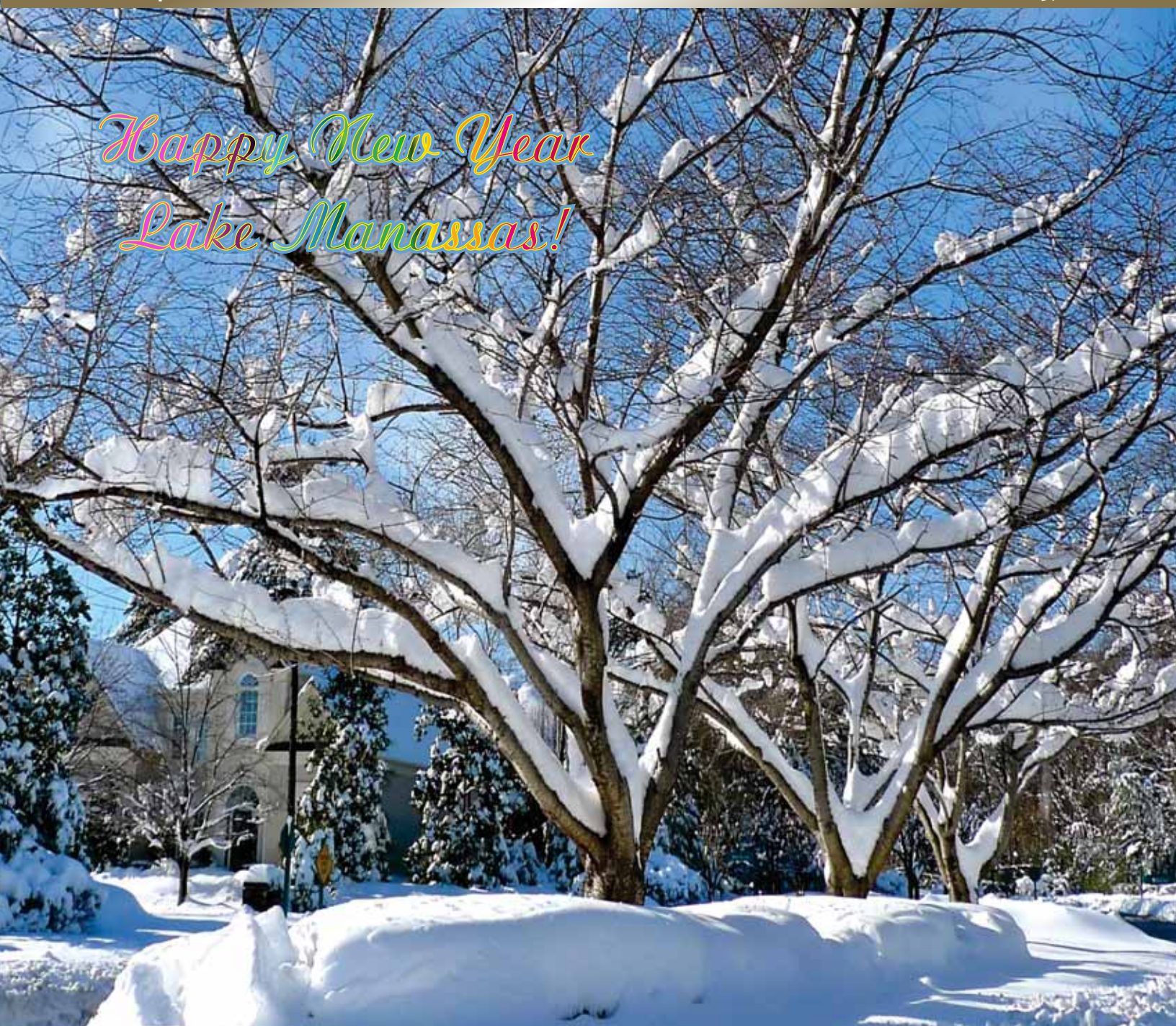
Lake Manassas Connection

Official Publication of the Lake Manassas Residential Owners Association

Winter 2017

Volume 13, Issue 1

*Happy New Year
Lake Manassas!*



Lake Manassas Connection

Official Publication of

The Lake Manassas Residential Owners Association
Volume 13, Issue 1

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www.lmroa.com

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From the Board

On behalf of the Board of Directors I would like to wish the residents of the Lake Manassas Residential Community a Happy New Year! We hope all of you had a safe and joyous Holiday Season with family and friends!

We have recently launched the new LMROA web site and hope those of you who have registered find it attractive and user friendly. For those of you who have not registered please register by going to www.lmroa.com and follow the instructions. Our previous web site has been shut down and is no longer available. I would ask you help us by encouraging your neighbors to also register.

Please join us in welcoming Rex Luzader and Steve Jansen to the Board. We also want to thank the previous Board Members Don Minogue and John Coyle for their years of service to the community.

As we enter the New Year, we would like to once again remind residents that the Board's commitment to you is to work with you to make our Lake Manassas Community safe and one that we can be proud to live in! To that end we want to summarize some of the actions taken in 2016 and identify some projects scheduled for 2017. These are by no means all-inclusive but represent some of the most important efforts.

Summary of Actions in 2016

- Launched new website for LMROA;
- Negotiated new trash removal, landscape and snow removal contracts;
- Removed old bulletin boards at entrances;
- Contracted to repair and paint signs throughout the community;
- Comprehensive covenants inspections completed throughout community;
- Roads and pipe stems throughout community received crack fill/seal maintenance;
- Landscape improvement and replacements at Bonnie Briar Circle and Tuxedo Lane;
- New interior pool lights and repairs to tennis and basketball court lights and timers at the Swim and Tennis Center;
- Tot lot mulched at Swim and Tennis Center;
- Repaired and painted pergola on pool deck at Swim and Tennis Center;
- Repaired brick retaining wall on pool deck at Swim and Tennis Center;

- Installed additional non-slip mats in bathrooms at Swim and Tennis Center;
- Installed new heater in pump room at Swim and Tennis Center;
- Pruned and/or removed dead or hazardous trees in common areas;
- Replaced HVAC unit at Stonewall Guard House;
- Replaced freezer at Swim and Tennis Center;
- Entered into preventive maintenance agreements for surveillance system and gate control systems;
- New copier/fax/scanner and postage meter purchased for the site office;
- Modifications Committee charter updated to include the purview of common area landscape and monthly inspections;
- Ordered and installed patriotic decorations/flags throughout the community for selected National holidays; and
- Elected/appointed two new officers to the LMROA board.

Scheduled Actions for 2016/17

- Inspect sidewalks/driveway aprons/curbs/gutters for necessary repairs throughout community;
- Address drainage and landscape repairs behind Kamehameha Place;
- Replace plantings at entrance to Alpine Bay Loop, and Turtle Point Drive beyond Guard House;
- Consider installing pet stations in conjunction with LMA at entrance to trails;
- Consider installation of electronic bulletin boards at entrances;
- Inspect walking trail (annually);
- Inspect retaining walls for repairs/paint (annually);
- Inspect roads for repairs/crack fill (annually)
- Proceed with improvements to Stonewall Entrance;
- Proceed with renovations to site office interior;
- Evaluate speed bumps versus humps/speed tables throughout community;
- Evaluate tennis and basketball courts for minor repairs/cracks maintenance;
- Evaluate pool furniture for repairs/ replacements;
- White coat swimming pool;

(continued)

rom the Board (Continued)

- Evaluate bollard/ground lighting at Swim and Tennis Center for possible replacement; and
- Schedule a Volunteer Appreciation event following the first quarter board meeting.

Update on the Stonewall Gate Improvement Project

Earlier this year the LMROA Board approved a motion to move forward with the Stonewall Gate Improvement Project at a cost not to exceed \$150,000.00 using funds from the Basheer & Edgemore Townhouse Project. Those improvements include the construction of a by-pass (resident-only) third lane for ingress to the western peninsula and a turn-around lane for visitors not authorized entry into the Community. Improved landscape and upgrades to the Guard House are also part of the Improvement Project based on available funding.

To date the "engineering plans" prepared by Dewberry for the construction of the By-Pass (resident-only) Third Lane and a Turn-Around Lane Project has been approved by Prince William County. A Request for Proposal (RFP) has been written and being reviewed by members of the LMROA Board, the Budget and Finance Committee and the Community Safety and Visitor Access Committee for comment.

Once those reviews are complete the Board will conclude their final review and render their approval not later than the end of December. Then the RFP will be passed to Gate Logic, the Project Manager for this effort who has been selected to oversee and manage the bid process and subsequently the construction project itself. Vendors bidding on the construction of the By-Pass Lane (resident only) and Turn-Around Lane will be asked to review the RFP and provide a cost estimate (bid) for the Project within 30 days. Once the vendor's bids are returned they will be evaluated and a vendor selected provided the estimates are within the Project's approved funding ceiling. Once selected, the vendor will be authorized to begin the project in accordance with the RFP. The vendor will be asked to complete the project within 4 weeks after the start date. The start date is obviously up to the selected contractor and most likely dependent on the weather conditions.

It is difficult to pin down a specific start date and completion date for this project. However, if bids are within the budget ceiling it is expected that the selected contractor would have the project completed in the March/April 2017 timeframe. Landscape and other improvements should follow shortly after project completion.

Financials

The October Financial Report, which is the most current report available at the time of this writing, indicated that the Association's operating and investment accounts are sound and in good health. The delinquency rate (4.1%) is below the industry standard of 5%.

The Reserve Account for repairs and replacement items is not fully supported at this time with a deficit of \$41,469.43 which

is a slight improvement from one year ago.

The Annual Audit of the Association was completed by the Goldklang Group, CPAs in September, reviewed by the Budget & Finance Committee and subsequently approved by the Board of Directors.

Baltusrol Rehabilitation Center

The Medical Facility of American (MFA) Rehabilitation Center on Baltusrol Drive is close to completion. The MFA will soon begin construction of an assisted living facility on the adjacent parcel. More information will be provided as it is received by the Association.

Lidl Market at Lake Manassas

A German company, Gensler, bought the parcel of land on Lake Manassas Drive across from the office building and plans to build a Lidl Market. In Germany they are described as discount grocery stores, however, *Business Insider* describes Lidl (pronounced "Leedle") as "a cross between Walmart and Trader Joe's." This is a "by right" use under the zoning for this property and it does not require any variances or special use permits.

They expect to start breaking ground in June and will be putting in "access points" on both Turtle Point and Lake Manassas Drives. The access point on Turtle Point Drive will be approximately 150 yards east of the "Shops at Stonewall" Turtle Point access. They are working closely with LMA on landscaping and building motif and have met with members of our Community Safety and Visitor Access Committee regarding signage to manage the increase in traffic volume that will occur. This will be the trigger to getting a traffic light installed at the Lake Manassas Drive/Route 29 intersection. It is our understanding that the store cannot open until the signal is operational.

Power Lines

The Association recently sent, via blast email to residents, information regarding proposed plans for the installation of nearby power lines by Dominion Power. A deadline for comments was due December 6th. In Map #4 you can see where the power line crosses Sommerset just past the Sommerset Crossing Shopping Center (where Bonefish is) then runs through Hopewell's Landing. For more information and to view maps please visit: www.dom.com/library/domcom/pdfs/electric-transmission/haymarket/carver-road-alternative-110615.pdf?la=en

You can follow Community Happenings, Board decisions and ongoing actions of our excellent volunteer committees by logging in to our new website at www.lmroa.com and by reading *The Lake Manassas Connection*. I would encourage all of you to volunteer for one of our Committees – it is a great way to support your Community!

Sincerely,

Gary, Bob, Joe, Rex and Steve



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JUST LISTED on Link Hills



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



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,

Covenants Administrator

sparker@

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Adrienne Harper

Portfolio Manager

703.631.7200 (office)

aharper@

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Management Report

What a wonderful time of year for spending time with family, friends and neighbors. I hope everyone enjoyed (and recovered from) the holiday season! If you did not have a chance to check out the holiday decorations displayed by your neighbors in person, please turn to pages 18 - 19 to see some of them highlighted in this news magazine.

If you enjoy photography and would like to share some of the photos you've taken in Lake Manassas -- whether it be a picnic with neighbors, shots of foliage in the fall, frozen ponds in the winter or the backdrop of spring blossoms for a wedding or child's senior picture, please send them to me and we will happily use them in our publication. Please include pertinent information (location of shot, name of photographer and subject of photo) and email to me at mwingo@cmc-management.com

Wishing all residents a happy, healthy New Year!

Michelle

SNOW REMOVAL

CONTRACT

Brothers Paving has once again been awarded the snow removal contract for the Lake Manassas ROA. The board is considering the option of clearing roads curb to curb (as has previously been done), or clear the roads within two feet of the curb on each side of the road. Our hope is to contain costs as well as minimize damage to turf, plantings and other items placed in the easement. With the exception of mailboxes, the Association nor the contractor will be responsible for damages to items placed by homeowners in the easement.

SNOW REMOVAL PROCEDURES

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 will treat roads as needed and have equipment on site so they can begin plowing per the contract. Our protocol for plowing remains the same as in previous years with main roads (entrances) followed by secondary (residential) roads plowed first, then cul de sacs and pipe stems. Hydrants, drains and bus stops will be cleared after all roads and pipe stems have been plowed. Remember, please do not approach snow plow crew with special requests. If you have questions or concerns, please contact the site office at 703.753.7745 or send an email to me at lmroaconcerns@gmail.com

SHOVELING

When you clear your driveway, push the snow to the right of the driveway as you face the street. Unfortunately, snow plows push snow from the street toward driveway aprons and sidewalks and at the back of cul de sacs. Shoveling to the right won't eliminate snow piles but may reduce the amount of snow pushed in front of your apron.

SIDEWALKS

Please do your best to clear sidewalks in front of your home so that those who must use them can do so as safely as possible. Bus stops will be cleared by Brothers Paving.

Please do not use salt products on the sidewalks or driveway aprons as this may result in damage to the concrete and result in expense to the Association for repairs or replacement of concrete. If you feel you must treat areas in front of your home, there are products on the market containing magnesium chloride that may be used.



(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)

Management Report (Continued)

Home Exteriors. This Spring 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:

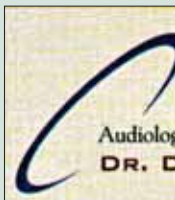
Fireworks are prohibited in Lake Manassas and [most] are in violation of Prince William County laws. Any incidents of unlawful fireworks will be reported to the Fire Marshal to investigate and take necessary action.

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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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 and gum are both unsightly and hazardous to pets when 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.



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The success of the HOA depends on the involvement of its members and one characteristic that you will find in nearly every successful homeowners association community is an active volunteer base. Serving on a committee is a great way to give back to the community in which you live and a great way to meet many of your neighbors, all the while utilizing your special talents and professional knowledge and skills.



In a community as large as Lake Manassas, committee members help to keep the community vibrant and the Association wouldn't be what it is without these active and effective Committees. To maintain that successfulness, the Association needs to cultivate fresh ideas and encourage additional resident involvement; so, there is no better time than now to volunteer to help.

Committees provide the Board with a way of gathering information, offering new ideas and opinions, and provide a training ground for future Board members.

Are you interested in developing the annual HOA budget, planning community and facility improvements, or ensuring the community's best

interest by enforcing the design guidelines? There are so many options and all have talents that can help to make the community better.

Generally, the committees meet one evening per month, though some meet less frequently, or more, depending on their current goals. All it takes is a few hours of your time each month and a commitment to your neighbors. The value of your

home investment and the quality of your community depends on your community Association, and the success of the Association depends on you. Your involvement is needed to insure the success of your community.

If one of these Committees sounds interesting to you, and one that you might like to join and remain committed to, please look for upcoming meeting announcements. Still have questions? We would be glad to answer them for you. Please contact Michelle Wingo or a Board Member - and let them know which committee you would like to join and the appropriate management representative will be glad to talk with you.

We would like to extend a huge thank you to all those who have or are currently volunteering in the community. Your dedication and willingness to serve is greatly appreciated!



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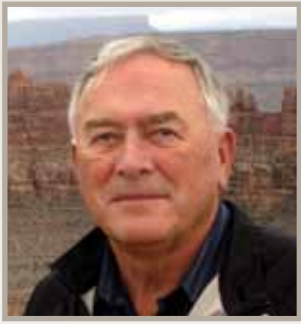
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Committee REPORTS



Jack Boyle, Chair
jackboyle@comcast.net

Budget & Finance

COMMITTEE ROSTER

Doug Brady
Romesh Deora
Dick Knodt
Ralph Malami

We have been busy reviewing follow-on trash collection contract proposal and the FY 2016-17 budget execution. Contracts that will be coming up for renewal in the next year include Trash Collection, Security, and Pool management.

If you are interested in joining our committee please contact Michelle Wingo (mwingo@cmc-management.com). Meetings as required will generally be held on the 3rd or 4th Thursday of the month at 5pm at the on-site management office. Meeting scheduling will be flexible to accommodate maximum member attendance. I promise to keep all meetings to no more than one hour in length.



Rowland Bowers, Chair
rthbowers@comcast.net

Community Safety & Visitor Access

The Community Safety and Visitor Access Committee is working on several projects related to community access, speed reduction on our roads, and potential traffic impacts from proposed commercial development on Lake Manassas Drive.

First, the contract for gate attendant services at our two manned gates expires on June 1, 2017. The Stonewall Gate is under the ownership and management of our homeowners' association and therefore we are responsible for the contract and payment for services. The gate on Baltusrol Drive is under the ownership and management of the Lake Manassas Association (LMA), our umbrella association, and therefore we share gate attendant contract costs with the RTJ Golf Club and to a lesser extent the other members of LMA. Both gates are operated under the same policies and Post Orders. Our goals for contract renewal will be to maintain a unified LMA and LMROA contract with the same vendor, improve gate attendant services, and implement internet based technology to improve the efficiency and reliability of visitor access control.

Second, we are looking at options for maintaining posted speed limits on our private road system. A plan is being developed, for Board consideration, to improve and replace the existing system of traffic calming devices (speed bumps) with a system of speed tables that better meet the standards for first responder vehicles and are less impactful but as effective for maintaining community speed limits and safety.

Finally, we are reviewing the proposed site plan for a food market on Lake Manassas Drive. The goal of our review is make recommendations that will help reduce the impact of increased traffic on Turtle Point Drive. On an ongoing basis we continue to work with our gate and camera vendor, our gate attendant vendor, and management to maintain reliable access systems and attendant performance.

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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:

- To provide the LMROA BOD with recommendations for improved communications within the community through enhancements to the design, layout, and frequency of the **Lake Manassas “Connection”** publication.

The **“Connection”** is published quarterly by Imagery Print and Promotions **at no cost to the Lake Manassas community**. Costs are supported from advertisements. “Imagery Print and Promotions” publishes for various communities in this area. MaryPat Imlah is our key contact for the publishing company and continues to provide excellent service to the Lake Manassas community.

Shashi Mehta, Lake Manassas resident, provides the creative photos for the “Connection.” Michelle Wingo, Community Management On-Site Mgr, is a key person who works with MaryPat in assembling/reviewing all of our articles. Other Communications Committee members also assist in the review process and success of the **“Connection.”**

- 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 are 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 the 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.”*

Excellent 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 to the Lake Manassas residents. The new web site will be fully operational before the end of the year. The Web Site Development Team consists of Rex Luzader, Lead; Ralph Scherer, developer, and Michelle Wingo. All Communications Committee members assist this valuable effort.

A review of the Web Site was conducted by select groups of personnel including Communications Committee members, LMROA Board members etc.

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

An aggressive marketing effort has been on-going within the Lake Manassas Community in order to educate and assist community residents to register and understand the fundamentals of the new site. Included in this effort was a Webinar on October 19th.

Near term plans also include operating the current Community Management managed web site in parallel with the new LMROA site until December 31, 2016, at which time the old site will be terminated.

This web site initiative has been an excellent value for the Lake Manassas Community. The overall development cost has been kept relatively minimal primarily due to the great service provided by the developer. The Communications Committee web site development team has also contributed immensely to the overall effort and cost.

To date, approximately 250 residents have registered on the new site. **That said, the registration effort of our Lake Manassas residents will continue to be an on-going effort going forward.**

(continued)



- 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 two bulletin boards at the gates that were removed some months ago. Plans have been made for this initiative but the final 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 were removed because they 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."

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COMMITTEE ROSTER

Barbara Bassett
 Sara Howard
 Peter Metrinko
 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 onsite office. Michelle can assist you with any questions you may have with the process. The MCC generally meets on the second Monday of the month at 5:00 PM at the pool office. Occasionally the meeting date is rescheduled due to members' availability, so check with Michelle.

It is important to note if you are in the process of selling your residence, 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.

In addition to reviewing homeowner applications for exterior modifications, the committee has taken on duties of the former environmental committee and conducts monthly inspections of the common areas and provides a written report to the board of directors. Most recently the board approved the planting of replacement trees and sod repair to the common area on Tuxedo Lane after the loss of the giant oak this past summer; we also proposed some minor clean up to the save area and our contractor offered drainage solutions that were approved behind the townhomes at Kamehameha Place which we anticipate will be complete by spring 2017.

Happy New Year from the Modifications Committee!

Swim & Tennis Center

COMMITTEE ROSTER

Grete Bravo
 Bev Luzader
 John Schoeb
 Dave Whithed

Winterization of the swim and tennis facility has taken place and an inspection of the pool and pool furniture has been done. The committee will be making recommendations to the board on white coating the pool and replacement options for furniture next year. We will also begin interviewing pool management companies in preparation for going out to bid on the pool management contract which expired in September.

Year Round Public Restroom - Although the pool facilities were winterized, there is a year round public restroom available at the Swim and Tennis Center adjacent to Tennis Court 1. You need a code to access the restroom so please contact the onsite office and one of the ladies will be happy to assist you.

Lights - The lights at the tennis and basketball courts are now on a photocell/astronomical timer. The lights come on as it gets dark but will go off at 11 p.m. There are no longer timers on individual courts.

Snow - Our tot lot, basketball courts and tennis courts are great for those days for when we get a reprieve from ice and snow. To avoid injury, please do not walk on or use courts until snow and ice have melted. Our snow contractor clears some of the sidewalks at the Swim and Tennis Center, however, please use caution when you are at the facility and avoid areas that are covered with ice.

If you have any comments or suggestions for committee consideration, please feel free to let us know. If you are interested in becoming a volunteer to the Swim and Tennis Committee, please send an email to Michelle at the site office at mwingo@cmc-management.com.

Happy New Year!



Real Estate Sales In Lake Manassas

(September 1 - December 1, 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
8002 Kamehameha Place	\$ 431,900	\$ 434,900	65	15
15148 Windy Hollow Circle	\$ 500,000	\$ 500,000	107	19
15184 Windy Hollow Circle	\$ 525,000	\$ 535,000	166	16
8471 Link Hills Loop	\$ 580,300	\$ 539,900	13	11
15513 Tuxedo Lane	\$ 575,000	\$ 545,000	222	11
7970 Amsterdam Court	\$ 540,000	\$ 549,900	36	15
8116 Willingboro Court	\$ 556,500	\$ 565,500	10	17
8121 Amsterdam Court	\$ 580,000	\$ 599,990	82	18
8151 Snead Loop	\$ 619,900	\$ 619,900	6	12
8147 Cancun Court	\$ 615,000	\$ 624,900	119	19
8101 Crooked Oaks Court	\$ 633,500	\$ 659,000	64	20
8412 Link Hills Loop	\$ 700,000	\$ 724,900	10	11
8432 Link Hills Loop	\$ 740,000	\$ 754,900	76	10
8288 Roxborough Loop	\$ 755,000	\$ 764,900	38	12
8298 Roxborough Loop	\$ 803,000	\$ 839,900	34	13
8280 Roxborough Loop	\$ 890,000	\$ 924,900	10	15

Current Listings & Properties Under Contract

ADDRESS	LIST PRICE	AGE
8409 Link Hills Loop	\$ 500,000	10
15141 Windy Hollow Circle	\$ 624,900	19
8022 Bonnie Briar Loop	\$ 649,900	16
15870 Spyglass Hill Loop	\$ 879,900	13
8166 Snead Loop	\$ 595,000	5
8267 Roxborough Loop	\$ 757,000	12
8300 Hancock Court	\$ 700,000	10
8159 Cancun Court	\$ 599,900	19
15811 Spyglass Hill Loop	\$ 879,000	12
14939 Alpine Bay Loop	\$ 999,900	16
8441 Link Hills Loop	\$ 774,900	12
8351 Sapphire Lakes Court	\$ 899,000	12
8209 Snead Loop	\$ 590,000	11
8006 Kamehameha Place	\$ 450,000	5

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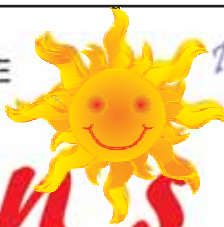
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Photos by Michelle Wingo



Advice for Spring Sellers



Now is the time to plan and start projects (part 3)

By Teresa Hagaman, Founder/President of Tah-Da Staging

If you are considering selling, or definitely planning to sell your home in the spring, then a combination “To-Do” & “To-Do-Later” list is in order. Many of my staging clients are surprised to learn that the Northern Virginia spring market often begins as early as the second week in January and rarely later than February 1. Similar to retail, the real estate industry shifts into spring mode shortly after the Christmas gifts are stored and New Year's confetti is swept away!

Below are 4 areas of advice from a stager's perspective to incorporate into your annual fall “to-do” list. My goal is to keep you ahead of the home-selling curve while minimizing home staging stress.

1. CLEANING:

To-Do: Typically, homeowners adhere to a solid cleaning schedule as the holidays approach. Keeping up with regular house-cleaning is always important, but adding one or two deep-cleaning items to your fall list will save time later. Scrubbing tile, whitening grout, and re-caulking are worth beginning now, especially since crumbling grout lines, missing caulk, and cracked tiles are often overlooked during routine cleanings throughout the year. Cleaning your refrigerator and oven are also worth tackling in the fall. Not only will you reap the benefits over the holiday season, but you'll also be prepared for easy upkeep going into spring.

To-Do-Later: Whether homeowners rarely or religiously have their windows and carpeting professionally cleaned, both are best cleaned last-minute. Windows lose their shine and carpets lose their fluff within a month or two...just about the time you'd list your house! Rest assured that window cleaning companies are available throughout the winter months to clean both inside and out!

2. ORGANIZING:

To-Do: Every homeowner feels the need to periodically organize their closets. Purging clutter, outgrown clothes, and unnecessary items can be overwhelming, so prioritize based upon how you live in your home. Give high priority to closets that you use the least: foyer coat closet, guest bedroom closet, basement closets and storage areas. Cleaning out these areas first will give you a sense of accomplishment and will not impact your daily life. Furthermore, they will remain organized until spring because you rarely access them.

To-Do-Later: No matter your degree of tidiness, delay de-cluttering and organizing closets such as the pantry, mudroom closet,

linen closet, master suite and children's closets. These closets are heavily used and difficult to maintain. Assigning low priority to these areas will conserve your energy for important “to-do” items now, as well as spare your family the unnecessary stress of living with less clothing, toys, and other cherished items.

3. EXTERIOR HOUSE & LANDSCAPE MAINTENANCE:

To-Do: By November, most homeowners have performed at least some exterior fall maintenance, including gutter cleaning, routine leaf removal, edging beds, and trimming and pruning of shrubs and trees. Other items to address before winter begins are: exterior painting of trim, doors, and railings, as well as driveway and deck sealing.

To-Do-Later: One critical landscape item intentionally omitted above is mulch. Postpone mulching until about 3 days before your Realtor® has your home photographed. Be sure to use dark brown or black double shredded mulch rather than red. If you have already mulched, it's possible to save money by “turning” your mulch or “top-dressing” your mulch right before the photoshoot.

4. LINE UP THE PROFESSIONALS:

To-Do: The fourth quarter of the year is the ideal time to begin vetting Realtors® for a spring listing date. If you have a Realtor®, reach out to him or her now, so that you may begin creating a sales strategy. If you need a Realtor®, gather several referrals and begin interviewing. Many Realtors® offer one-stop-shop service, providing trusted professional stagers, vendors, and contractors. You can also independently hire a staging professional for home improvement or staging advice to avoid the, “If I'd only known sooner!” pitfall. Create a project management timeline that includes obtaining contractor estimates, with work scheduled for completion prior to your target list date.

To-Do-Later: Some homeowners feel uncomfortable with the idea of bringing in a Realtor® or stager so early. If you fall into this group and wish to consult with professionals later, I recommend bringing them in 4 - 6 weeks prior to your target list date. While homes can be prepared for market in less time, the stress placed on the family is often overwhelming.

Fall “to-do” lists tend to segue into year-end projects to spruce up our homes for the holidays. Before momentum carries you away, research real estate trends or consult a real estate professional. With on-trend advice, your efforts to paint a room or purchase new bedding can both impress holiday guests and future home buyers!

If you have a question that you would like Teresa to address, in a future issue - please send it to this newsmagazine.

Quick Tips to Prepare Your Yard for Winter

Many enjoy the end of gardening season as much as we do the promise of spring. It means a much-needed break from garden chores, and a chance to get to other projects. But before hanging up the garden gloves, plan to prep the lawn and garden for winter. Here are some tips to get started.

Cleanup flower beds – but not too much

Not so long ago, experts recommended removing every last scrap of dead plant material from the garden to prevent overwintering bugs and disease. Now we know that leaf litter, hollow plant stems and seedpods provide habitat for native bees, butterflies and other beneficial insects. More bugs mean more food for insect-eating birds like chickadees and bluebirds. Seedpods and berries left intact area also an important food source for birds. So instead of cutting back spent flowers to the ground, leave them until early spring. Focus instead on removing dead or diseased plants, and ensuring there's a layer of mulch or compost

to protect less winter-hardy perennials and shrubs.

Repurpose fallen leaves

Shredded leaves are a nutrient rich resource that makes wonderful compost, and it's free! Instead of bagging fallen leaves from the lawn and disposing them, rake them up and run them over a few times with a mulching lawn mower. The shredded leaves can be layered on perennial beds and vegetable plots, where they will decompose and enrich the soil. Once shredded, leaves can even be left on the lawn adding valuable nutrients and helping to break up compaction.

Store garden hoses & planters

Garden hoses can be expensive, and they're easily damaged by winter's freeze and thaw cycles. Disconnect them from spigots, fully extend them and allow them to drain completely before moving them indoors. Terracotta and ceramic pots are susceptible to cracking when exposed to

freezing temperatures. Empty, clean, and bring them inside until spring while disposing of used potting soil.



Photo by Shashi Mehta



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Book Club

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

This interesting club meets once every 2 weeks and is a great way to get to know others in the community while sharing 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

Mah Jongg meets weekly every Thursday morning from 10:30am-12:30pm, refreshments are minimal and stress-free-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.



Photo Fun

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

This group meets at 10am - 2pm and/or 7pm - 11pm on the 2nd Friday of each month at 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.



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COMMUNITY CALENDARS

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

FEBRUARY			1	2 Trash & Yard/ Lawn Debris pick up  HAPPY GROUNDHOG DAY	3 PWC Schools Closed	4
5	6 Trash & Recycling pick up 5pm Communications	7	8	9 Trash & Yard/ Lawn Debris pick up	10	11
12	13 Trash & Recycling pick up 5pm Modifications & Construction	14 	15	16 Trash & Yard/ Lawn Debris pick up 5:00 pm Budget & Finance	17	18
19	20 Trash & Recycling pick up President's Day PWC Schools Closed	21	22	23 Trash & Yard/ Lawn Debris pick up 5:30pm - Board Mtg Volunteer Appreciation Night	24	25
26	27 6pm Covenants	28				

Community Committee Meeting Info

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.

January

2 - Office Closed
3 - Communications Committee Mtg 5pm
9 - MCC Mtg 5pm
10 - STC Mtg 6pm
16 - Covenants Mtg 6pm
18 - CSVAC Mtg 6pm
19 - Budget Committee Mtg 5pm

February

6 - Communications Committee Mtg 5pm
13 - MCC Mtg 5pm
16 - Budget Committee Mtg 5pm
23 - Board Meeting / Volunteer Appreciation Night 5:30pm
27 - Covenants Committee Mtg 6pm

March

6 - Communications 5pm
13 - MCC 5pm
14 - STC 6pm
15 - CSVAC 6pm
16 - Budget 5pm
20 - Covenants 6pm

April

3 - Communications 5pm
10 - MCC 5pm
17 - Covenants 6pm
20 - Budget 5pm

MEETING DATES AND TIMES
ARE SUBJECT TO CHANGE

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
MARCH			1	2 Trash & Yard/ Lawn Debris pick up	3	4
5	6 Trash & Recycling pick up 5pm Communications	7	8	9 Trash & Yard/ Lawn Debris pick up	10	11
12 	13 Trash & Recycling pick up 5pm Modifications & Construction	14 6pm Swim & Tennis	15 6:00pm Community Safety (CSVAV)	16 Trash & Yard/ Lawn Debris pick up 5:00 pm Budget & Finance	17 	18
19	20 Trash & Recycling pick up 6pm Covenants	21	22	23 Trash & Yard/ Lawn Debris pick up	24	25
26	27 Trash & Recycling pick up	28	29	30	31 PWC = Prince William County	

APRIL						1
2	3 5pm Communications	4	5	6 Trash & Yard/ Lawn Debris pick up	7 PWC Schools Closed	8
9	10 Trash & Recycling pick up 5pm Modifications & Construction PWC Schools Closed	11 PWC Schools Closed	12 PWC Schools Closed	13 Trash & Yard/ Lawn Debris pick up PWC Schools Closed	14 PWC Schools Closed	15
16	17 Trash & Recycling p-up 6pm Covenants	18	19	20 Trash & Yard/ Lawn Debris pick up 5:00 pm Budget & Finance	21	22
23 30	24 Trash & Recycling pick up	25	26	27	28	29



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CMC Corporate / Emergencies	703.631.7200
Gatehouses	Baltrusol gatehouse 703.754.9465
	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
Gas - Columbia of Virginia	800.543.8911
24-Hour Emergency	800.544.5606
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
Library Administration	703.792.6100
Licenses / Auto/Business	703.792.6710
Mental Health Emergency Services	703.792.7800
Miss Utility	800.552.7001
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
Virginia Railway Express (VRE)	703.684.1001
Virginia Department of Transportation	703.366.1900
Verizon	800.483.3000
Zoning Administration	703.792.6830

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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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Association
14900 Turtle Point Drive
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A new website for Lake Manassas residents

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.

