

# Lake Manassas Connection

Official Publication of the Lake Manassas Residential Owners Association

Spring 2017

Volume 13, Issue 2

*Spring - time to get outside  
and enjoy the beauty of Lake Manassas*





# Lake Manassas Connection

Official Publication of  
The Lake Manassas Residential Owners Association  
Volume 13, Issue 2

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

Send your emails to: lmroaconcerns@gmail.com

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# From the Board



**Gary Border, President**

The first quarter has been very active. Thanks to all of the residents who attended the Town Hall meeting on February 21, 2017. The Board has been very vigilant in opposing the proposed egress from the proposed LIDL market onto Turtle Point Drive. Your support in addressing the LIDL representative is much appreciated. Two of our outstanding volunteers – Don Minogue and Rowland Bowers were also recognized

as part of the meeting (see page 4).

There are openings on the Modifications Committee, the Covenants Committee, the Swim and Tennis Committee, and the Communications Committee. Our Association is comprised of volunteers to whom we are grateful for their time and effort. Please contact Michelle Wingo if you are interested in volunteering.

## LIDL Market Update

The Lake Manassas Board of Directors was apprised by the Lake Manassas Association late last year that LIDL Market was planning to purchase the vacant property on Lake Manassas Drive directly across from the Cancer Center and that the LMA had granted LIDL an egress onto Turtle Point Drive. The BOD has protested the egress due to safety and traffic congestion concerns and has been actively working with LMA, LIDL, County Supervisor Lawson, our own legal counsel, and other members of the LMA (Lake Manassas Non-Residential Owners Association, Robert Trent Jones Golf Club and Stonewall Golf Club) to prevent the egress from being constructed, if the LIDL Market plan is approved by the County and is constructed. Since Turtle Point Drive is a private road, the County cannot deny the access point. The County has stipulated that a traffic light be installed and operational at Lake Manassas Drive and Route 29 prior to opening of the market.

A meeting was held with Supervisor Lawson, a LIDL representative, and LMROA Board members following the February 21, 2017 LMROA Town Hall Meeting. The LIDL representative agreed to take the concerns expressed regarding the Turtle Point egress by the

Board of Directors and Supervisor Lawson back to senior management. Updates will be provided as information becomes available. The Board is very grateful for the support we have been given by Supervisor Lawson.

## Update on the Stonewall Gate Improvement Project

As you may recall in the Winter 2017 Issue of the *Lake Manassas Connection* you were informed that the Executive Board approved a motion to move forward with the Stonewall Gate Improvement Project. Subsequently the engineering plans submitted by Dewberry were approved by Prince William County. A Request for Proposal (RFP) was written, reviewed and approved by the Executive Board.

Gate Logic was identified as the Program Manager (PM) for the project whose responsibility is to solicit cost estimates from interested vendors. Four vendors were identified however only two vendors appeared interested in submitting cost estimates. One cost estimate has been received and a second vendor estimate has not yet been received. Once received the PM will evaluate each vendor's submission for accuracy and compliance and then forward those cost estimates to the board.

As mentioned in the previous update – once cost estimates are reviewed the LMROA Executive Board will approve the cost estimate and select a vendor. While every effort is being made to complete the project in the March/April timeframe, it is most likely the timeframe will not be met. As updated information becomes available the LMROA Executive Board will update the community.

## Financial

The January 2017 financial report indicates the Association's operating and investment accounts are sound and in good health with the Reserve account fully funded. The delinquency rate at the end of January was 3.6% which is below the industry standard of 5%.

The board along with the Budget & Finance Committee will begin reviewing the draft budget for FY2018 this month. A copy of the final approval budget for FY2018 will be mailed to homeowners on or by June 1, 2017.



**Bob Hale**  
Vice President



**Rex Luzader**  
Secretary



**Joe Greenlee**  
Treasurer



**Steve Jansen**  
Director

# Lake Manassas Board Recognizes Two Perennial Volunteers & Former Board Presidents

LMROA Board President Gary Border, recognized two long serving volunteers at a special Town Hall Meeting on February 21, 2017.

Don Minogue was singled out for his overall dedication to LMROA and particularly for his multiple years serving as Board President.

Rowland Bowers was recognized as the first "Volunteer of the Year." Both of these gentlemen have served unselfishly in support of the best interests of Lake Manassas residents.



## *Don Minogue*

...Served as LMROA Treasurer; and President of the Board for 3 years. Don was one of two key Board members in negotiating with Basheer Edgemore to secure a commitment of \$550K for Lake Manassas for the use of land for building the town homes on Turtle Point; lead the Board in

changing and improving the various components of the Lake Manassas Association....i.e., equalized HOA fees for all home owners; correction of pipe stem insurance and fees. Don also served as the first Modification Committee Chair; and was Chairman of the Swim and Tennis Committee.

Originally from Riverdale, N.Y., Don attended Fordham Prep and Fordham University. He received tennis and squash scholarships to Fordham. He was captain of the tennis and squash teams – Metro New York squash champion. He was nominated for the Fordham University Sports Hall of Fame.

Don spent 35 years with Ford Motor Company; was regional manager in New England, Mid-Atlantic and Mid-West Regions. He was responsible for dealer appointments, profit, sales and development of future company leaders. Don had the top car sales volume in Mid-Atlantic; set one month sales record in the Mid-West of 17,886 units. Also, he mentored two Ford Company trainees who ultimately became Ford Company Vice Presidents. Don moved to Lake Manassas in 2003 after retiring from Ford.

He has been married to his wife Sue for 48 years and has three children and 8 grandchildren.



## *Rowland Bowers*

...Arriving at Lake Manassas in 1999, Rowland organized the Community Safety and Visitor Access Committee, the Covenants Committee, and co-chaired the Lake Manassas Search Committee. He also served several years on the LMROA Board of Directors and was the Board's President for 2 years.

Before coming to Gainesville, Rowland lived in Falls Church where he chaired the Planning Commission, the Architectural Review Board, the Recreation and Parks, and the Village Preservation and Improvement Society.

Born in Philadelphia, Rowland attended Penn State University where he received an Undergraduate and Master of Science degrees in Forest Management in 1963 and 1968 respectively. He is a member of the Xi Sigma Pi Forestry Honorary Fraternity and Phi Epsilon Phi Botanical Honorary Fraternity.

From 1963 to 1967, he served in the Navy as a line officer. He finished his active tour of duty on a destroyer as a gunnery and weapons officer. He served another 7 years in the Naval Reserve and retired with the rank of Lieutenant Commander.

Rowland and his wife Mary are celebrating 50 years of marriage; have two married daughters and 5 grandchildren.

His career spanned 33 years with the Department of Interior; 17 years as Assistant Director for Cultural Resources, National Park Service.

Awards include the Department of Interior Meritorious and Distinguished Service Awards.





*Past and Current Lake Manassas Community Volunteers*

## A Special Town Hall Meeting!

*Photos by Shashi Mehta*



### LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION COMMUNITY VOLUNTEERS

***Thank you for your service to the community!***

Ron Allen	Bob Hale
Barbara Bassett	Jane Houston
Gary Border	Sara Howard
Rowland Bowers	Steve Jansen
Diane Boyle	Dick Knodt
Jack Boyle	Dick LaFrance
Doug Brady	Bev Luzader
Grete Bravo	Rex Luzader
Kathy Cumber	Shashi Mehta
Tom Cumber	Peter Metrisko
Romesh Deora	John Schoeb
Bob Glista	Gary Seyster
Joe Greenlee	John Short

Thank you Chadwick Washington,  
KCS Landscaping, Stonewall Golf Club and  
Power Systems Electric for your sponsorship  
of our Volunteer Appreciation Night.





**Michelle Wingo**

General Manager

mwingo@

cmc-management.com

# Management Report

## What a Difference a Year Makes...

Wow! From the "Blizzard of 2016" with its historical snow fall one year ago, to the record warmth of February 2017 that brought out early daffodils and March with a springtime snowfall, we are now staring summer in the face. It's hard to believe that it is time to begin prepping the pool -- which opens at the end of next month -- when it feels like we barely experienced winter.

Mild days not only encourage daffodils to come out, but they bring out your neighbors, children and pets. As a reminder please do not exceed speed limits in the community and obey traffic signs. To those with pets, please be courteous of your neighbor's and don't allow your pets to urinate or defecate on others property and clean up properly after your pets along the trails and common areas.

Warm temps also bring out our Covenants Inspector. Please take some time and if necessary do some sprucing up around the exterior of your home in order to avoid receiving violation notices from the Association. Comprehensive inspections of all properties begins in the spring and continues throughout the fall with follow up inspections. If you receive a violation notice from us, please feel free to contact our office to discuss the violation and the time frame to cure it. Communication is the key to avoid receiving repeated notices and possible penalties for continued violations.

I hope you all enjoy the wonderful sunny days of spring and summer and look forward to seeing you out and about in the community.

*Michelle*



**Sheila Parker**

Assistant Manager,

Covenants Administrator

sparker@

cmc-management.com

## POOL OPENING

The pool management contract went out to bid this year and has been awarded to Virginia Pools. We are pleased to announce that at the beginning of this pool season -- on Saturday, May 27th -- the pool will be open daily from 11 am until 8 pm and will continue until Prince William County public schools return in the fall. At that time the hours of operation will be Monday through Friday from 3 pm until 8 pm and weekends and Labor Day from 11 am until 8 pm.

If you previously registered for the pool and received your electronic keys cards, then you don't need to register again. The electronic cards are intended to be used year after year. If you are a new resident and need to register please stop by the office or give us a call to schedule an appointment to register. If you have misplaced your pool pass from previous years, you can obtain a new pass at the site office at a cost of \$50; please make checks payable to LMROA.

**Adrienne Harper**

Portfolio Manager

703.631.7200 (office)

aharper@

cmc-management.com

### ONSITE MANAGEMENT OFFICE

14900 Turtle Point Drive

Gainesville, VA 20155

### ONSITE OFFICE HOURS:

Monday - Friday

Walk-in from 10am -12:30pm

After 12:30pm by appointment, please.

703.753.7745 (office)







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

# Committee REPORTS



**Jack Boyle, Chair**  
jackboyle@comcast.net

## Budget & Finance

We have been busy reviewing the FY 2016-17 budget execution. Also, the committee completed review of trash collection vendor alternatives. The current contract expired 31 December 2016. The committee recommended a very favorable offer from American Disposal that represented a reduction in costs from our previous arrangement. Other contracts under review, and likely finalized by the time this issue of the *Lake Manassas Connection* is delivered, include Gate House Security and Pool Management. Once these contracts have been finalized we will be in a position to develop the Fiscal Year 2018 budget and recommend to the Board resident assessment rates for the coming year.

We said goodbye to committee member Ralph Malami who moved out of Lake Manassas and have recently welcomed to the committee Jim Short. 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 6PM 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.

### COMMITTEE ROSTER

Doug Brady  
Romesh Deora  
Dick Knodt  
Jim Short

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**Dick LaFrance, Chair**  
richardblafrance@  
hotmail.com

#### COMMITTEE ROSTER

Ron Allen  
Jane Houston  
Rex Luzader  
Shashi Mehta

# Communications

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

- Development of the new LMROA web site. The new web site is fully operational and the “old” web site has been closed down. The web site Development Team consisted of Rex Luzader, Lead; Ralph Scherer, Developer, and Michelle Wingo, On-Site Manager. Going forward the Web team will continue to educate the LMROA community regarding the value of the web site and to increase registration for the site and keep it current..
- Promote other LMROA Committee activities. One of the Communications Committee goals is to assist other LMROA committees in promoting their activities.
- Providing the LMROA board with recommendations for improving the community's image throughout Lake Manassas, inside and outside the gates. We are adding to and improving our “Welcome Package;” highlighting the community's positive features, which is available to current community homeowners, and potential new residents.
- Continue to recognize volunteers who unselfishly serve on Committees and/or have made a significant contribution to their Committees and the LMROA Community. To that end, the Communications Committee assisted the LMROA Board in recognizing Don Minogue and Rowland Bowers and a special Town Hall Meeting on February 21, 2017.
- Continue to assess the establishment of an electronic bulletin board system to better inform the LMROA community of current activities. The decision for funding and installing the digitized boards will not be made until an assessment of the snow removal costs is made this Spring. We witnessed a demonstration of the proposed product, by the proposed vendor, on March 13, 2017.
- And of course - the publication of this vital communication tool - the *Lake Manassas Connection*. The team continues to work with Shashi Mehta, our talented resident photographer for photos, the entire team for input, Michelle Wingo on coordination and management and MaryPat Imlah of Imagery on production, printing and mailing. We ask for all to consider potential advertisers for this publication and to consider all who currently advertise for their business as it is because of them - that this publication comes free of charge to the community. *The continued publication of the community magazine, at no cost to Lake Manassas, makes it critical for us to maintain and expand our level of advertisements. And to make it as interesting as it can be for you, the resident, we welcome your input - articles, photos and ideas.*

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

The Communications Committee, in coordination with LMROA Management, uses the following vehicles to communicate messages to our members:

- The Lake Manassas website (www.lmroa.com)
- The *Lake Manassas Connection*
- Periodic email blasts

Effective May 1st we will initiate a monthly blast Email highlighting key events that may be of interest to LMROA

residents. Examples of some of these events may be swim and tennis highlights, security/safety concerns, calendar changes, etc.

To be effective we will need the cooperation of board members, committee chairs and Lake Manassas residents.

Look for further information on this subject in the weeks to follow!



**Rowland Bowers, Chair**  
rthbowers@comcast.net

#### COMMITTEE ROSTER

Robert Glista  
Dick LaFrance  
Gary Seyster

# Community Safety & Visitor Access

Following is an update of The Community Safety and Visitor Access Committees' work on several projects related to community access control, and vehicle speed reduction on our private roads.

The contract for gate attendant services at our two manned gates expires on June 30, 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. Requests for proposals for gate attendant services were sent out in December. We received four competitive bids covering both gates. The CSVAC, members of the LMROA Board, the Finance Committee, and LMA Board members have been involved in the review of all bids. By the time this article appears we will most likely have awarded contracts for both gates that meet our goal of improving gate attendant services. Specifically, our goals are to maintain a unified LMA and LMROA contract with the same vendor, improve gate attendant services and appearance, and implement internet based technology to improve the efficiency and reliability of visitor access control and record keeping.

The committee has completed our project for maintaining posted speed limits and safety on our private road system. Thanks to the hard work of Bob Glista, a plan has been developed, for Board consideration, to improve and replace the existing system of traffic calming devices (speed bumps) with a system of speed tables and speed humps that better meet the standards for first responder vehicles and are less impactful but as effective for maintaining community speed limits and safety.

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# Covenants



**Ron Allen, Chair**  
LMROACovenants  
@gmail.com

COMMITTEE ROSTER  
Rowland Bowers  
Kathy Cumber  
Tom Cumber

The experts tell us that a healthy and beautiful summer lawn starts with spring maintenance. As our lawns wake up from their winter sleep, we need to get an aggressive start on spring maintenance in anticipation of the community wide comprehensive inspections that begin in April. To that end, here are some spring maintenance tips, from the experts, that can help our lawns be more beautiful and weed-free.

Understanding whether we have cool-season grasses (such as bluegrass, fescue and rye), or warm-season grasses (such as Bermuda, St. Augustine and zoysia) is important to knowing which maintenance tasks we'll need to perform, and when it's best to perform them.

Cool-season grasses have two primary growth periods, one in the spring and another in the fall. They can be planted anytime the ground is not frozen and the soil is not too wet. Then, as the ground temperature rises above 50 degrees, the seed will begin to germinate. The goal is to plant as soon as conditions allow to give the grass as much time to establish before the stress of summer heat bears down on it. Cool-season grasses can benefit from a light fertilizer application in spring, once the grass is actively growing.

Warm-season grasses begin growing shortly after the final spring frost and hit their full growth stride as the midsummer heat ratchets up. They should be planted when soil temperatures are consistently in the 60s and the threat of frost has passed. It's best to fertilize warm-season grasses in late spring as soon as the lawn greens up and is actively growing.

Regardless of whether we have warm or cool season grasses, a spring application of pre-emergent herbicide can be very beneficial for our lawns. For control of annual weeds, such as crabgrass and foxtail, we should apply the weed control as soon as the soil temperature consistently reaches 55 degrees. We need to choose our herbicide carefully if we plan to seed any or all of our lawn as most herbicides will prevent the germination of grass seed.

There is more to grass cutting than running the lawnmower across the lawn. Both mowing height and frequency are important to the grasses' health. Mow often enough so that only the top one-third of the blade is removed. Cutting it shorter than 3 or 4 inches in height is harmful to the lawn in the long run by removing nutrients stored in leaf blades, and exposing the soil to sunlight that allows weeds to take hold more easily. Grass cut to this length is better able to compete with weeds, due to a larger root system and a higher tolerance for heat. It also shades the ground, allowing the soil to retain water more effectively. Avoid bagging clippings as they add organic matter that is good for the soil.



**Diane Boyle, Chair**  
dianemboyle@comcast.net

COMMITTEE ROSTER  
Barbara Bassett  
Sara Howard  
Peter Metrisko

## 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 at 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 conducts monthly inspections of the common areas and provides a written report to the board of directors. Most recently the board approved some minor clean up to the tree save area behind the townhomes at Kamehameha Place which we anticipate will be complete by spring 2017. Also approved was some fine tuning of the entrance feature landscaping along Turtle Point Drive in the eastern section at Valderrama and Kamehameha, and inside the Stonewall gate in the western section.

# Swim & Tennis Center

The committee recommended refurbishing all of the pool chairs and lounges and new umbrellas will also be purchased prior to pool opening.

Our contract for pool management expired at the end of 2016 and bids were entertained from four potential contractors. The committee recommended contracting with a new vendor, Virginia Pools, which was approved by the LMROA Board.

The pool will soon be evaluated for white coating which will likely be done in 2017 and an automated chlorination system will be installed to reduce operating costs and enhance the chlorine balance of the pool.



Following is the schedule for pool operation this year:

Beginning Saturday, May 27th the pool will be open daily from 11 am until 8 pm until August when Prince William County schools resume at which time the hours of operation will be Monday through Friday from 3 pm until 8 pm and Saturday, Sundays and Labor Day from 11 am until 8 pm.

Bids are being obtained to repair cracks in the tennis courts as weather permits. Nets will be replaced both on the tennis courts and on the basketball hoops.

A volunteer is needed to fill an opening on the committee. Please contact Michelle Wingo if you are interested in serving.

## COMMITTEE ROSTER

Grete Bravo  
Bev Luzader  
John Schoeb  
John Short  
Rex Luzader (Board Member)



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# Real Estate Sales In Lake Manassas

(December 1, 2016 - March 6, 2017)

\*DOM = Number of "days on Market"

NC Indicates new construction

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

ADDRESS	SOLD PRICE	LIST PRICE	DOM*	AGE
8005 Turtle Creek Circle	\$529,900	\$529,900	--	NC
8166 Snead Loop	\$590,000	\$595,000	116	5
8159 Cancun Court	\$599,900	\$599,900	12	20
8154 Snead Loop	\$628,000	\$614,900	19	12
8022 Bonnie Briar Loop	\$633,000	\$649,900	162	17
15145 Windy Hollow Circle	\$635,000	\$649,900	0	20
8351 Sapphire Lakes Court	\$899,000	\$850,000	1	13

## Current Listings & Properties Under Contract

ADDRESS	LIST PRICE	AGE
8006 Kamehameha Place	\$445,000	16
15112 Windy Hollow Circle	\$509,900	21
8104 Willingboro Court	\$559,900	18
8209 Snead Loop	\$590,000	12
8219 Snead Loop	\$630,000	11
8300 Hancock Court	\$698,500	11
8267 Roxborough Loop	\$750,000	13
8441 Link Hills Loop	\$774,900	13
8061 Crooked Oaks Court	\$790,000	22
15791 Spyglass Hill Loop	\$800,000	12
15811 Spyglass Hill Loop	\$835,000	13
15870 Spyglass Hill Loop	\$859,000	14
8023 Bonnie Briar Loop	\$869,900	13
8120 Amsterdam Court	\$879,000	16
8460 Link Hills Loop	\$888,000	11
8416 Link Hills Loop	\$899,900	12
15952 Spyglass Hill Loop	\$899,900	16

*Volunteering is the ultimate exercise in democracy.  
You vote in elections once a year, but when you  
volunteer, you vote every day about the kind of  
community you want to live in.*

~ Marjorie Moore

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# Year-Round Lawn Maintenance Tips

...From our Friends at KCS

Hopefully everyone enjoyed the mild winter. It's nice to look forward to warmer days and the smell of fresh cut grass! Turf is the most dominant part of most landscapes. It's usually the first thing you notice. Proper turf management and planning is a must if you want your lawn to look its best in the spring and the rest of the year. Here are a few guidelines to follow or discuss with your Lawn Care Service to make sure your lawn looks its best.



Fall Lawn care is the foundation of proper turf management. That is the best time of year to aerate, apply compost, Over-seed, apply fall fertilizer, and Lime, to your lawn.

**Aeration** should be done in the fall when the soil is moist enough for the Aerator machines to punch holes and pull a plug approximately 1-1/2" depth. All of the homes in Lake Manassas are irrigated which insures great results. Aeration helps oxygen, other nutrients get to the root zone and reduces compaction.

**Compost** can be applied in the fall and when timed with Aeration really helps to incorporate organics into the topsoil which allows for better beneficial microbe growth in the root zone. This may be the single best thing you can do for your lawn especially if timed with over-seeding.

**Over-seeding** is best done in the fall (usually after Labor Day but late August works well with irrigated turf) as to not interfere with spring applications of Crabgrass preventers that will kill newly emerging grass seed. After a mowing, over-seed your lawn with 3-4 lbs. of premium seed per 1,000 sf. of area. We recommend a blend of three types of Turf Type Tall Fescue as recommended by Virginia Tech or University of Maryland. This can be done with a rotary or drop spreader or with a mechanical slice seeder. The spreader method works best when timed with the Aeration. Seeding should be avoided in the spring if any type of pre-emergent weed control is planned. Water well after seeding and maintain good moisture levels until the new has matured. Hold off on mowing until the new seed has germinated. Avoid applying herbicides until you have mowed the new seedlings at least three times.

*"Seeding should be avoided in the spring if any type of pre-emergent weed control is planned."*

**Fertilization.** Most of the soils in the community are heavy clay and may need a pH adjustment. Proper pH levels will make nutrients more available for your turf. This must be determined by a soil test which you can request from your lawn service provider. Soil test will also determine the amount of nutrients required for your specific lawn. New Virginia and Maryland guidelines recommend using 2 lbs. of Nitrogen per year in three separate applications throughout the year for residential lawns. By Law, be sure to clean up or remove any fertilizer spread in road ways, sidewalks, or other non-target areas. This will reduce fertilizer run-off in the storm sewers, etc.

**Spring/Summer Fertilization and weed prevention** products should be done in mid-March through late-April to provide a weed free lawn in the summer and fall months. These products are a combination of fertilizer and preventative weed control. They can be applied by a

homeowner or a Licensed Fertilizer Applicator and a Certified Pesticide Applicator in the State of Virginia. **Timing is critical; when you see the Forsythia bloom (yellow blooming shrub) it's time to apply!** Temperatures are normally in 50 degree range for daytime highs when this happens. Typically use a lower Nitrogen (N) Fertilizer with little to no Phosphorus (P), unless required by soil test; and a small amount of Potassium (K) and a pre-emergent weed control (Evade, Haltz, Dimension, or

Barricade). **Always water these products in well after they are applied.** A summer application of fertilizer only can be applied to properly watered turf. Again apply no more than .7 lbs. of N/1000sf of lawn area.

**Broad-leaf Weed Control** (dandelion, clover, etc.) is best done as a spot treatment with a selective herbicide (Weed-Be-Gone, 2-4D) to young actively growing weeds. If you wait till the weeds are blooming your result will be slow and less effective. Always follow label directions and only use as directed. Keep pets and people off of the treated areas until dry or as directed by label. Allow the product to dry on the grass and do not irrigate for 24 hours after application. Remember these products will kill shrubs and groundcover but not turf grass! Also, if you apply a granular weed and feed product, make sure the grass leaves are wet so the herbicide particles will stick to the weed leaves!

**Mowing and Irrigation.** Mow your turf at 3" early Spring and 4" during the heat of Summer for best weed control and healthier turf. We know it sounds high but trust me it works. This allows the grass to increase its density and better compete with weeds. Water your turf less in the Spring and more when it actually needs it. Hold off on spring watering to force roots to go deep. This lessens the amount needed for the hot summer months. Try to water early evening if possible. Try to water less frequently and more thoroughly but not to excessive run-off point. Start with 2-3 day per week with your irrigation system. Adjust zone runtimes as needed; some areas may need more or less water. This should work for most lawns and it will reduce the chance of turf disease from over watering.



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# Choosing Seeds For Your Vegetable Garden



By Denise Palmer,  
Master Gardener



One of our most enjoyable gardening tasks is about to get underway... choosing vegetable seeds for next season. If you haven't grown veggies from seed, it's time to give it a try. Today, an amazing array of seed varieties is offered by many companies both online and in catalogues; Southern Exposure Seed Exchange, Bountiful Gardens, and Johnny's Selected Seeds are just a few. Soon you'll also see seed packet displays in nearly every general merchandise, grocery or home improvement store. Growing veggies from seed is not only cheaper than buying seedlings, it's also a way to try new varieties you might not find anywhere else.

Before choosing seeds, first think critically about your vegetable garden. Is it a small container or raised bed garden? Did it become overgrown in the past? Smaller spaces may dictate picking varieties labeled compact, bush or dwarf unless you intend to grow vertically on trellises. Even if your garden space is large, think about whether you have the time to maintain it, especially if you're a veggie gardening newbie. Plan to plant only what you can realistically weed, water and harvest and only grow what your household will eat. To avoid temptation always write down what you want to grow **before** choosing your seeds and stick to it, no matter the hundreds of seed packets with their photos of vegetable perfection.

All seed packets contain basic growing information and growth habit such as vining or bush, when to plant, height of plant and maturity date, so make sure to read first before purchase. Many seed web sites have specialty categories such as container vegetable gardens, as well as highlight varieties that have proven exceptional performers in our area. There's also a wealth of information online including the blogs Savvy Gardening and A Way to Garden.

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# How To Tips For Home Maintenance That Can Save You Big Time!

Handling common home repairs on your own rather than bringing in expensive repair people could save you hundreds of dollars — or cost you thousands of dollars if you make a big mistake. Because of the possible pitfalls, home owners often are too scared to attempt repairs that are surprisingly easy. Before you attempt to tackle any of these, here are some secrets that experts rely on to avoid catastrophe.

## Clear a clogged sink drain.

A plunger isn't always enough. And chemical drain cleaners such as Drano and Liquid-Plumr can damage plastic pipes and other plumbing components... corrode metal pipes... and/or alter the chemistry of a septic system if used frequently.

### Follow these simple tips:

- Start by removing the stopper. If it doesn't simply lift out, remove the nut located on the back of the drain pipe just below the sink. The lever that passes through this nut is holding the stopper in place. *(Some sinks have slightly different stopper systems).*

- Look for the obstruction. You might be able to use a small tool, tweezer or kitchen tool to remove the obstruction. If not, reattach the nut you removed when freeing the stopper *(to prevent leaking and loss of suction).*

- Run the water. Cover the sink's overflow opening with your hand... and place the nozzle of a running wet/dry vac over the clogged drain. *(If you don't own a wet/dry vac, you might want to buy one — at around \$60, they cost less than most plumbers charge for a single service call).*

- After a few seconds, move the vac nozzle to the overflow opening for a few seconds...then back to the drain *(again covering the overflow).*

- Continue moving the nozzle back and forth until the changes in pressure dislodge the clog—pulling it up to the vac or sending it down the drain — and the water flows freely down the drain.

Dislodging the “stuff” from your sink drain in this manner might result in noticeable drain odor. If so, use a bottle brush to scrub the drain line. If the odor persists, put the stopper back in, close the drain, then run the hot water for three to five minutes with the water flowing down the overflow opening. This washes away the detritus that was

causing the smell. Monitor the sink to make sure that water doesn't spill onto the floor.

## Fix a running toilet.

- Remove the tank lid and look inside. Is the chain that is connected to the flush handle caught under the flapper? If so, shortening this chain slightly should solve the problem.

- Flush the toilet. Is some part of the mechanism snagging on another part? If so, making a small adjustment to one of these parts — adding a slight bend to a float ball arm, for example — could be the solution.

- If neither of these things is happening, the problem probably is a warped flapper. These fail faster than ever these days due to the chemicals put in the water by local water districts and the cleaning chemicals that some home owners put in their toilets. It isn't always easy to select the proper replacement.

- Shut off the water to the toilet

- Flush to empty the tank

- Disconnect the chain connecting the flapper to the flush arm

- Lift out the flapper — flappers vary, but removing them usually is simple and intuitive.

- The most challenging part of replacing a flapper is buying the right replacement. You could bring the old flapper to a home center or plumbing-supply store and ask for a match — but if the last person to replace this flapper chose the wrong part, this would get you the wrong part, too. A safer solution is to jot down your toilet make and model and see if one of the flappers at the parts store lists this model. Also, look under your toilet's tank lid — some provide a list of replacement-part numbers.

## Unclog a showerhead.

Clogged spray holes in a showerhead often can be cleared without even removing the showerhead from the wall.

- Soak a washcloth in white vinegar, then use a rubber band to secure it around the showerhead with the cloth tight against the nozzle. The vinegar can clear clogs in as little as 20 minutes, though longer soak times improve your odds. This technique works on clogged faucet aerators, too.



- If the washcloth doesn't work, fill a gallon-size plastic bag halfway with vinegar and secure it over the showerhead *(rubber bands work)* so that the head is immersed.

- Fix a washing machine that is no longer spinning or agitating. The problem could be a snapped or dislodged drive belt — that's the rubber belt that connects the unit's motor to its drum or transmission.

- Unplug the washing machine, and remove its access panel. With a top loader, it typically is the front panel that detaches. You might have to remove a few screws near the base...and/or slide a putty knife along the top of this panel, releasing several clips. With a front loader, access is typically from the rear. If you cannot figure out how to get inside your washer, enter its make and model online and search for videos on gaining access.

- Once you get the washer open, look for a rubber belt lying near the bottom of the unit or hanging loose from the motor or drum pulley. If it is intact but dislodged, the repair might simply require putting it back in place. If it's snapped, take it to an appliance parts store and ask for a replacement.

- Tipping the washer back and resting it against a wall can provide easier access — just make sure it is stable. If it is difficult to stretch the belt into place, first position it on the motor, then hold it in place along one side of the drum pulley. Ask someone to slowly rotate the drum, which should ease the belt the rest of the way around the pulley — be careful not to catch your fingers between the belt and pulley.

Note that some washers don't have drive belts at all — they use a “direct drive” connection between the motor and the drum. When they stop spinning, it's generally time to call a repair person or replace the washer.



*Please note: All repair information within this article is provided as a suggestion only, and residents should always consult repair professionals as needed. We have some great ones in this issue. This publication cannot be responsible for any damages caused by repair attempts.*



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# Preparing Outdoor Furniture for Spring

It's time to get excited about Spring and start some fun and creative projects. Following are some tips for painting outside benches - however they can obviously be customized to suit any number of projects inside and out.



If you have a few pieces of old, wooden furniture lying around, you can turn them into beautiful pieces for your garden or patio with just a few coats of paint. You can also use the techniques in this article to paint any wooden furniture, including shelves and cabinets, for storing gardening supplies. With a little bit of work and a small budget you can have a whole new piece of outdoor furniture that is truly and uniquely your own.



**Supplies** - Here's what you need to refurbish furniture for outdoor use:

- ✓ sturdy wooden furniture
- ✓ paint brushes and/or a paint roller
- ✓ sand paper and an electric sander (if possible but not necessary)
- ✓ a soft, clean cloth
- ✓ painter's tape
- ✓ a drop cloth
- ✓ exterior latex based primer and paint (a pint is usually enough to cover an average sized piece of furniture).

**Choosing Furniture** - You may have some old benches or other furniture lying around that you want to repaint for use outdoors, or you may want to buy something to use. Either way, be sure your piece of furniture is sturdy. If a bench is falling apart at the seams, a new coat of paint won't help, but as long as the furniture is structurally sound you can turn even the most worn out pieces into something beautiful.

**Initial Sanding** - Before you start priming and painting, you will need to prep the surface of your furniture by sanding it. If there is any varnish on the surface of the wood you need to sand it until the shine is gone, but you don't have to strip it down to the bare wood unless you want to. If you don't have an electric sander you can sand by hand, it will just take much longer.

**Wipe Clean** - Once you've sanded the entire surface, use a cloth to wipe away all of the dust. You may want to use a damp cloth in the crevices to be sure you've removed all the sanding residue.

**Priming** - Now that your surface is sanded and clean, it's time to prime. Choose a quality exterior latex primer in a dark color if you are using dark paints, and a light color if you are using light paints. Although it can be tempting to skip this step and go right to painting, if you don't prime your furniture the paint will go on blotchy and will chip off easily later.

**Don't Forget The Underside!** When you are painting furniture that will be outside, you need to be sure you cover the entire surface with primer and paint. This means that when the top is primed and dry, flip your bench upside down and prime the underside. Seal every inch of exposed wood, even if you'll never see it when the bench is upright. Painting also protects.

**Touch Up Sanding** - Once your primer is completely dry, give your furniture another quick sanding. It's best to do this sanding by hand so you don't remove the primer. Your goal is to smooth down any little splinters that may have popped up during priming.

**Paint!** Now that your primer is on, dry and sanded, you are finally ready for painting. You can use a roller to cover large areas quickly and touch up smaller areas with a brush. Just like with the primer, be sure to cover the entire surface with paint. Let the first coat of paint dry for at least 6 hours and apply a second coat to be sure your furniture is completely sealed.

**Finishing Touches** - Consider adding stripes or even purchasing a stencil from a crafts store and painting inside. This will create a look truly your own.

Finally once the paint is dry, your bench is ready for its place in the garden or on the patio. To keep your benches looking their best, keep them out of direct sunlight and rain. If your bench must be in a place where water tends to gather, raise it up off the ground with a couple of large paving stones to keep the wood from warping. Repaint every two years to keep the wood strong and sealed.

~ Our thanks to HDTV for much of the info for this article.



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## Men's Senior Golf League

The Stonewall Golf Club Men's Senior Golf League is entering its fourth year. The League is open to any golfer age 55 years and older with an established USGA Handicap Index. The League encourages regular play for senior golfers, provides golfers with an opportunity to increase golfing skills, camaraderie, fun, and occasionally - spirited competition!

The League is 24 weeks long and begins on Wednesday, April 5, 2017 and ends on September 13, 2017. The League registration/membership dues are \$75.00 per golfer. On play dates the cost to play for all golfers except annual members will be \$49.00. Each Wednesday, golf begins at 9:00 AM with a shotgun start. Beginning in May and through the summer months until September, the start time will shift to an 8:00 AM shotgun start. Most dates are "Open Play" however the League will conduct a competitive event and "Play for Prizes."

During the year we plan to conduct a Match Play Event and at the end of the season we will play a 36-hole full handicap Medal Play Tournament. Flights will be used to divide golfers based on skill. Also at the end of the season the League will host an Annual Awards Luncheon and present awards to golfers in each flight in a number of categories. To qualify for the awards a golfer must complete at least one-half or 13 weeks of League golf.

If you are interested in joining the League please complete the Interest Form that can be found in the Stonewall Golf Club Pro Shop and drop it off along in the Pro Shop with a check for \$75.00 made out to Errol Unikel. For additional information or questions please contact Joe Greenlee (jgreenlee21@comcast.net) at 703.597.9524.

## LADIES NINE HOLE GOLF LEAGUE



Are you new to the game or maybe just getting back into the game? No pressure, just fun. come out on Tuesday mornings to have a good time and make new friends. We are offered a discounted rate of \$34 since Tuesday is Ladies Day at Stonewall. We are planning on starting up the first week of April. Please contact Diane at [dianemboyle@comcast.net](mailto:dianemboyle@comcast.net) if you would like to join us.



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Apr 13 8:00 PM Rain - The Beatles Experience

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May 20 8:00 PM	Jimmy Buffett
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Jun 4 8:00 PM	Chance The Rapper
Jun 9	Dierks Bentley, Cole Swindell & Jon Pardi
Jun 10 7:00 PM	Train, Natasha Bedingfield & O.A.R.

*Please note that this is just a small sampling of area options and they are not paid ads.*

## Wine Tastings & Classes

Cork & Fork is just one of many wineries in the area who brings in guest wine speakers to present their most beloved wines - wines they wish everyone would taste and love and share just as much as they do. These tastings and classes allow for genuine into the world of wine from the perspective of highly trained wine professionals. Most events are aimed to host a select gathering of like-minded wine and food lovers who are eager to share wine, stories, laughter, and friendship. You are welcome whether you are an entry level wine drinker or a well-traveled wine connoisseur. The 6 to 8 wines sampled are carefully hand selected by the premier wine buying team. It's a great event to help you unwind and take a break from the routines of your normal day to sample some amazing wines while listening to an incredibly well informed speaker about regions and varietals you may not yet have visited or tasted. Call or go to their web site for a calendar of events. Cork & Fork - 7344 Atlas Walk Way, Gainesville, VA 20155

## Go for a run at Manassas National Battlefield Park.

Consider joining The Running Store on Saturdays for weekly trail runs at the Manassas National Battlefield Park! Runs usually range from 6-12 miles, but are entirely up to the individual/group. The running coordinator can match you with someone going your pace and distance so you don't have to run alone! Meet at the Henry Hill Visitor Center at 7:30am March - November.

## Cake Decorating Classes

Join Simply Desserts for their one (or all) of their fun classes! Class participants must be at least 9 years of age. All participants under the age of 13 years must have a legal guardian either enrolled in the class or assisting the class participant. Many of the classes are dedicated to the seasonal holidays but others are unique like the circus adventure. Learn some of the tips from the pros. For more information or to sign up you can call 703-754-2257 or email: info@simplydessertsonline.com.

## Drinkable Arts - Wine Glass Paint Night

If you are ready to get your creativity on mixed with a ton of fun consider painting your own glass creation at Trummer's Coffee and Wine Bar. "UnCork Your Creative Side!" You choose the glass you would like to paint/design, they provide all materials and help you make your creative design come to life! There are no limits to what you can paint, it is suggested to have ideas ahead of time as well! Your first glass is \$30 dollars and includes: glass of choice (to keep), glass paint (to use), brushes (to use), an apron (to protect your clothes) and all other supplies needed!

**Call to find out when they will have it again or look for other "Sip and Paint" events in the area.**



# Community Clubs

Residents help us help you. Tell us about your club - who's invited, where you meet and when, and what residents can expect. Please make sure your information is current and let us know if there is a change. If you are interested in starting a new club - there's no better place to announce it than right here! Write us at [newsletter@lakemanassasroa.com](mailto:newsletter@lakemanassasroa.com) and [imageryads@aol.com](mailto:imageryads@aol.com).



## Book Club

Contact: Deanna at 202.909.3824  
[/deanna.mae.trotter@gmail.com](mailto: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](mailto: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](mailto:swbrooks@comcast.net)

Mah Jongg meets weekly every Thursday morning from 10:30am–12:30pm, 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.*



## Photo Fun

Contact: Helen Watt at 703.743.5499 or  
[hwattmemories@gmail.com](mailto: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.*



## Resident Spotlight



Joyce and Ike

On Sunday, December 3rd, our beloved black Lab "IKE" passed away. Ike had many friends, both people and dogs, in Lake Manassas. Ike was a big hearted dog who never met a human or dog he didn't greet to say hello in return for a pat on the head and a kind word. He will be greatly missed and I hope you find it in your hearts to remember IKE in your prayers.

On behalf of Ike, thank you for your friendship.

**Sid & Joyce Jacobson**  
Bonnie Briar Loop



We are looking for residents to shine the "spot light" on! If you know of someone in the community or you have an interesting story tell, whether it be family / career / scholastic / athletic / travel related / or someone who volunteers in organizations outside the community, we'd love to share their story or accomplishment. Contact Michelle Wingo at [mwingo@cmc-management.com](mailto:mwingo@cmc-management.com) with suggested people or topics you'd like us to present.

# COMMUNITY CALENDARS

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>APRIL</b>						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 PWC Schools Closed	11 PWC Schools Closed	12 5pm Modifications & Construction PWC Schools Closed	13 Trash & Yard/ Lawn Debris pick up PWC Schools Closed	14 PWC Schools Closed	15
16 Easter Sunday	17 Trash & Recycling p-up PWC Schools Closed 6pm Covenants	18	19 6:00pm Community Safety (CSVAV)	20 Trash & Yard/ Lawn Debris pick up 5:00 pm Budget & Finance	21	22 Earth Day
23 30	24 Trash & Recycling pick up	25	26	27	28	29

<b>MAY</b>						1 5pm Communications
2	3	4 Trash & Yard/ Lawn Debris pick up	5	6	7	8
9	10 Trash & Recycling pick up 5pm Modifications & Construction	11 6pm Swim & Tennis	12	13	14	15
16	17 Trash & Recycling pick up 6pm Covenants	18	19	20 Trash & Yard/ Lawn Debris pick up	21	22
23	24 Trash & Recycling pick up PWC Schools Closed	25	26	27 Trash & Yard/ Lawn Debris pick up 5:00 pm Budget & Finance	28	29 Pools Open for the Season
30	31 MEMORIAL DAY PWCS No School Site Office Closed	32	33	34	35	36

Saturday,  
April 22



You can make a difference  
in Lake Manassas

Earth Day was started in April 1970 to build support for environmental protection around the world. Today Earth Day is celebrated in more than 193 countries.

Traditionally, Earth Day is viewed as a time of environmental consciousness and awareness. It is usually celebrated with outdoor performances, where individuals or groups perform acts of service to earth such as the planting of trees, picking up roadside trash, conducting various programs for recycling and conservation, using recyclable containers for snacks and lunches. Adopting new

procedures with consideration for the environment.

Many are encouraged to sign petitions calling for stronger or immediate action for governments to stop global warming and to reverse environmental destruction. Television stations frequently air programs dealing with environmental issues.

Earth Day 2017 falls on April 22, annually. This year won't you consider incorporating something that will help the earth and make this planet, the community of Lake Manassas - a better place to live.



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>JUNE</b>	PWC = Prince William County			1 Trash & Yard/ Lawn Debris pick up	2	3
4	5 Trash & Recycling pick up  5pm Communications	6	7	8 Trash & Yard/ Lawn Debris pick up	9	10
11	12 Trash & Recycling pick up  5pm Modifications & Construction	13	14	15 Trash & Yard/ Lawn Debris pick up LAST DAY OF SCHOOL PW COUNTY 5:30pm -LMROA Board Meeting (tentative)	16	17
18 Fathers Day	19 Trash & Recycling pick up  6pm Covenants	20	21 6:00pm Community Safety (CSVAV)	22 Trash & Yard/ Lawn Debris pick up  5:00 pm Budget & Finance	23	24
25	26 Trash & Recycling pick up	27	28	29 Trash & Yard/ Lawn Debris pick up	30	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>JULY</b>						1
2	3 Trash & Recycling pick up  Site Office Closed	4 INDEPENDENCE DAY Site Office Closed	5	6 Trash & Yard/ Lawn Debris pick up	7	8
9	10 Trash & Recycling pick up  5pm Modifications & Construction	11	12	13 Trash & Yard/ Lawn Debris pick up	14	15
16	17 Trash & Recycling pick 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

## 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](http://www.lmroa.com) for updates.



### April

3rd Communications at 5 pm  
12th Modifications 5 pm  
17th Covenants 6 pm  
19th CSVAC 6 pm  
20th Budget & Finance 5 pm

### May

1st Communications 5 pm  
8th Modifications 5 pm  
9th Swim and Tennis Committee 6 pm  
15th Covenants 6 pm  
25th Budget & Finance 5 pm  
27th Pool opens for season  
29th Site office closed

### June

5th Communications 5 pm  
12th Modifications 5 pm  
15th LMROA Board (tentative) 5:30/6 pm  
19th Covenants 6 pm  
21st CSVAC 6 pm  
22nd Budget & Finance 5 pm

### July

3&4 Site office closed  
10th Modifications 5 pm  
11th Swim & Tennis Committee 6 pm  
27th Budget & Finance Committee 5 pm



## Prince William County Public Schools Calendar 2017-2018

### 2017

April 7 - 17	Spring Break
May 29	Memorial Day- No School for All Students
June 15	Last Day of School
August 28	School Begins
September 4	Labor Day Holiday
October 9	No school for All students
November 3	End of First Grading Period
November 6	No school for All students
November 7	No school for All students
November 10	Veterans Day Holiday
November 22-24	Thanksgiving Break for All Students
December 22- January 2	Winter Break for Students

### 2018

January 2	School Reopens
January 15	Martin Luther King Holiday
January 26	Elementary School 1/2 Day
January 29	No school for All students
February 19	Presidents' Day Holiday
March 26-30	Spring Break for Students
April 13	End of Third Grading Period
April 16	No school for All students
May 28	Memorial Day Holiday
June 8	End of Fourth Grading Period
June 8	End of Second Semester
June 8	Last Day of School

## Interesting Facts ....

Putting the Country in Perspective - by generation  
title, age group and population

GENERATION TITLE POPULATION	AGE GROUP	
GREATEST GENERATION million	89 years and older	3
SILENT GENERATION million	71 - 88	26.2
BOOMERS million	52-70	72.9
GENERATION X million	36 - 51	65.9
MILLENNIALS million	9-35	75.5
GENERATION Z million	18 and younger	77.9

~ as reported by AARP

“The Old believe everything...  
the Middle-aged suspect everything ...  
the Young know everything.”

~ Oscar Wilde

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Find us on Facebook MENTION THIS AD FOR ADDITIONAL SAVINGS **Angie's list**



# Can You Believe It...

For the longest time local businesses have asked you to patronize them rather than the chains. For a multitude of reasons most residents have divided their loyalties. However today, in our fast paced world, with little time for shopping and the desire for added convenience, people are choosing the internet for a large percentage of their purchases. When you read this article we sincerely hope that you will consider changing up your actions.

Stores such as Macy's, CVS, the Outback Steak House and so many more - are closing up shop in many locations nationally. So if we don't change our habits - they will be changed for us.

**Doing business with local businesses is both good for you and good for the local economy. Here's why:**

- Locally owned businesses build strong communities by sustaining vibrant town centers, linking neighbors in a network of economic and social relationships, and contributing to local causes.
- These locally owned businesses recycle a much larger share of their revenue back into the local economy, enriching the area as a whole.
- Communities that preserve their one-of-a-kind businesses have distinctive character.
- Local ownership ensures that important decisions are made locally by people who live in the community and who will feel the impacts of those decisions.
- And these locally owned businesses create more jobs in the community and, in some areas provide better wages and benefits than chain businesses do.

**Now consider why you should consider local Farmers markets:**

- Monies Spent locally help preserve farmland which keeps area healthy and beautiful
- Supports local farm families, offer locally grown, fresh foods
- They are fun to explore

**Consider this** - when you purchase out of season produce, say strawberries in December, it lowers your eco-credentials. As does eating turkey and carrots that have been flown halfway around the world, wrapped in layers of plastic.

When you shop at farmers markets or frequent farm to fork restaurants it is likely that produce has a short field-to-fork journey. This not only supports your local economy but also your family as the food is more likely to be fresher and require less packaging.

Entrepreneurship fuels America's economic innovation and prosperity, and serves as a key means for families to survive and even thrive.

Local stores help to sustain vibrant, compact, walkable town centers - which in turn are essential to reducing sprawl, automobile use, habitat loss, and air and water pollution.

And many of these local business have unique services and products developed to fill the needs and desires of local residents.

**And if what we already cited is not enough consider this:**

- When you shop of deal with a local small business you often get free advice on your product or service
- You can see it, touch it perhaps even try it on before purchasing to eliminate surprises and even just settling
- If you are not pleased with the service, you can hold someone locally accountable
- The product is yours to enjoy instantaneously
- You can sometimes negotiate a better deal
- Local Entertainment: Book stores, crafting centers, coffee shops and such entertain with book signings and lessons and offer meeting places for the local community.

And so many of these local businesses support you!!! The *Lake Manassas Connection* is a viable communication tool for keeping residents informed about what is happening in their community, the place where they have a huge financial investment. It helps to unite all, inform them about amenities and local options. It also presents the community in a positive manner which can only have a positive effect on real estate value.

So now we ask that you consider doing business with the advertisers who make this publication possible to all residents **free of charge**. They have invested in you and we ask that you please consider all who support this publication for your business - because it serves so many wonderful purposes.



Dr. Houser and family

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# Lake Manassas COMMUNITY INFORMATION

## 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](mailto: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.

**Home Exteriors.** 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.

## 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.

## 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](http://www.lakemanassasroa.com) and review the Parking Resolution.

## 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.

## 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

(Continued)





# COMMUNITY INFORMATION Lake Manassas

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.

## 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.

## 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.

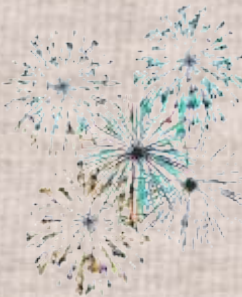
**Complaints:** The on-site office regularly receives complaints on a variety of topics that most recently include:

- 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.

## 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.*



## 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.

**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](mailto: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.



Volunteer in  
Lake Manassas  
and have a  
voice where  
YOU  
live !!!!!



## LAKE MANASSAS COMMUNITY

On-site management office	703.753.7745
CMC Corporate / Emergencies	703.631.7200
Gatehouses	703.754.9465
Baltrusol gatehouse	
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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## Security WATCH TIPS to Consider

*Submitted by Richard LaFrance,  
Communications Committee, Chair*

The following are highlights of an article appearing in a North Carolina golf community regarding security tips:

**Long Term Parking** – Thieves broke into a car in a long-term parking area, and using information from the glove compartment broke into the owners home and robbed it. **MESSAGE: Do not leave personal information or remotes in your car in long term parking areas.**

**GPS** – Thieves broke into a home while owners were attending a football game, ransacked it and took all valuables. Thieves were led to the home by breaking into the owner's car parked at a lot adjacent to the football stadium. Things stolen from the car included money, a garage door remote and a GPS that was mounted on the windshield, which led them to the home. The thieves knew of the appropriate time that the owners would leave the stadium and they gaged their time accordingly. **MESSAGE: Do not leave your GPS (if portable and not built-in), remotes or personal information in a parked car.**

**CELL Phones** – A woman's handbag containing her cell phone, credit cards, wallet, etc. was stolen. The woman called her husband and was told that he had received her text regarding the bank pin. When the couple arrived at their bank, they were told that all of their funds had been withdrawn. **MESSAGE: Take caution as to how you list names on cell phones.**

**Handbag Left in Grocery Cart:** A Woman shopping in a mall left her handbag in the grocery cart while she reached for an item on the shelf. Her wallet was removed and she reported it later to the store personnel. After returning home, she received a call from the Mall Security saying that they had recovered her wallet; and although there was no money, her personal cards/papers were in the wallet. The woman returned to the mall only to be told that no one had called her. On return to her house, she found that it had been burglarized. **Message: Maintain possession of your wallet/credit cards while shopping; be alert to bogus calls from mass security personnel.**

## 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

For information call Imagery at 703.723.3400

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Spring  
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Lake Manassas  
Residential Owners'  
Association  
14900 Turtle Point Drive  
Gainesville, VA 20155

*See You at the Pool  
Lake Manassas!*

*Opening May 27!*



*A new website for Lake Manassas residents*

Please log into [LMROA.COM](http://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.*

