

Lake Manassas Connection

Official Publication of the Lake Manassas Residential Owners Association

Summer 2017

Volume 13, Issue 3



Lake Manassas Connection

Official Publication of

The Lake Manassas Residential Owners Association
Volume 13, Issue 3

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

Send your emails to: lmroaconcerns@gmail.com

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Inside This Issue

- 3- A Message From the Board
- 4- Management Report
- 6- Management Info: Think Before You Throw, Gatehouse Info
- 7- A letter from Brian Mills, Do You Have Questions?

COMMITTEE REPORTS

- 8- Budget & Finance, Communications
- 9- Covenants
- 10- Community Security & Visitor Access, Modifications & Construction
- 11- Swim & Tennis Center

FEATURES

- 12- Farmers Markets
- 13- Other Local Summer Events
- 14- Summer Gardening, Some Favorite Perennial Flowers to Consider
- 15- Want More Butterflies?

LAKE MANASSAS COMMUNITY

- 16- Real Estate Update
- 18- Resident Spotlight, Love of Italy
- 19- Resident Spotlight, Resident Publishes a Children's Book
- 20- Stonewall Golf Club Info
- 21- Community Clubs
- 22- Community Calendars - July, August and September, 2017
- 23- Community Calendar October 2017, Committee Meeting Info.
New Lake Manassas Health & Rehabilitation Center
- 24- Lake Manassas Community Information
- 26- Lake Manassas Facts, Phone Contacts

Lake Manassas Connection

Publication Dates & Info

Advertising, Photo & Article Deadlines:

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Spring Issue - Deadline: March 1

Summer Issue - Deadline: June 1

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For information call Imagery at 703.723.3400

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From the Board

By Gary Border, President

Over the past year, the board has been busy reviewing contracts for services which included trash removal, landscaping, insurance, pool management and gate security, as well as working with our Reserve Specialist on planning for our future needs. We are pleased that due to favorable contract negotiations and limited expenses for snow removal this past year, the community is in a strong financial position and thus there will be no increase to the base assessment for Fiscal Year 2018 (7/1/2017-6/30/2018). We would like to thank the Budget and Finance Committee for their participation and recommendations in reviewing contracts and budget development. Complete details on the Fiscal Year 2018 budget were mailed to you on June 1, 2017. A copy of the budget can also be found on our website (www.lmroa.com).

GATE IMPROVEMENT PROJECTS

The Board is currently planning to implement improvements to all three gates in the community. We are in the final stages of identifying the sequence of the improvements that will enhance both access control and appearance of the gates with the goal of having the majority of the work completed by late summer. Details will be shared in the near future.

COMMUNICATIONS

The committee has been very active. The new website launch has gone well. Please register for the new site at www.lmroa.com if you have not done so. A monthly newsletter email update has been initiated to provide more timely information to the community in addition to the Connection. There is an opening on the committee. Please volunteer to serve if you are interested.

COMMUNITY SAFETY / VEHICLE ACCESS

The Committee was instrumental identifying three very qualified vendors for the gate security contract that was awarded to SOS Security. A Town Hall Meeting was held at the Stonewall Golf

Club on June 15 for the introduction of SOS Security as well as to answer any questions residents had regarding the new Gate Key system.

SWIM AND TENNIS AREAS

The pool management contract went out to bid this year and Virginia Pools was awarded a 3-year contract to manage the pool facilities. The board approved pool hours to include an early opening. Please see the complete report from the Swim and Tennis Committee on hours and other swim and tennis facility updates on page 11.

COVENANTS

Annual covenants inspections were completed in mid-June. We would like to thank residents who moved to correct violations as soon as possible. The Modifications Committee is working with the Covenants Committee on an update to our Design Guidelines Handbook, which will be presented to the board for review prior to approval and implementation.

LIDL UPDATE

Thanks to everyone who attended the Town Hall meeting in February. Our efforts combined with the support of Prince William County Supervisor Lawson resulted in the decision by LIDL to remove the Turtle Point Drive egress from their plans. Construction is scheduled to start this summer.

Please take the time to read all of the Committee Reports in this edition of *The Connection* for an update of activities. As always, we'd like to thank our committee member volunteers for their dedication to the community. Anyone wishing to serve on Committees may apply via the website or by calling Michelle at 703-753-7745.



Bob Hale
Vice President



Rex Luzader
Secretary



Joe Greenlee
Treasurer



Steve Jansen
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Management Report

Many of us greet summer with the excitement and anticipation of graduations, weddings or vacations. Summer also brings pool openings and other outdoor activities – including yard work. Please keep in mind that lawns should be mowed regularly with grass being kept at 6 inches or less; garden beds should be mulched and along with lawns, kept as weed-free as possible.

And speaking of pool openings....the community pool is open daily from 11 a.m. until 8 p.m., however during the last week of August when Prince William County Schools are back in session, weekday hours will be from 3 p.m. until 8 p.m. The pool closes for the summer at 8 p.m. on Labor Day. If you need a pool pass please contact the site office to schedule a time to pick one up. If you have electronic key cards from previous years, then you do not need to register again -- electronic keys are intended to be used year after year.

If you happen to be moving this summer, I hope you have enjoyed your time at Lake Manassas and wish you the best as you journey on. When selling your home, you must order resale documents. To order these documents please go to: www.cmc-management.com or contact the office at 703-753-7745 so arrangements for a covenants resale inspection can be made. I will be happy to answer any questions you have about the Association in regard to the resale process. Note that pool passes and gate transponders (if available) should be transferred to your purchaser at settlement along with the keys to the house.

Whatever your plans for summer, I hope you enjoy the relaxation that the summer sun brings and if you are at the Swim and Tennis Center this summer, please stop by the office and say "hello!"

Happy Summer!

Michelle

ONSITE
MANAGEMENT
OFFICE:
14900 Turtle Point Drive
Gainesville, VA 20155
ONSITE OFFICE
HOURS:
Monday - Friday:
Walk-In: 10am - 12:30pm -
After 12:30pm
by appointment, please!
703.753.7745 (office)

COVENANTS CORNER

Our annual inspections are complete for 2017. Each home has been inspected and where necessary reminders and/or violation letters have been issued for maintenance items. Our covenants administrator will be performing follow up inspections through the summer and fall. If you received a violation notice and wish to discuss the violation or need an extension of time to bring your property into compliance, please contact the site office at 703.753.7745.

TRASH REMOVAL

In January 2017, the LMROA entered into a new 5-year contract with American Disposal. Per this contract, as well as our previous 5-year contract, Trash and Recyclables will be picked up on Mondays and Trash and Lawn Debris will be picked up on Thursdays.

Trash, recycling and lawn debris should not be placed at the curb until the evening before pick up as noted above. If you have any questions about what American Disposal will pick up or when, or require a special pick up for large items, please contact them at 703-368-0500.

Placing trash, recyclables or lawn debris at the curb on non-removal days is unsightly and may result in the issuance of a covenants violation and possible penalties. While we realize many of our residents work in their yard over the weekend and it may be convenient to place grass clippings and other lawn debris at the curb for Monday pick up, the typical heavy volume of trash on Mondays does not allow for our contractor to remove lawn debris in conjunction with trash.

We appreciate the cooperation of all Lake Manassas residents in adhering to the covenants and rules thus keeping the community looking its best.



Fireworks

The Robert Trent Jones Golf Club will have their annual fireworks display on July 1st. There are several areas on the Eastern side of the community with excellent views where the fireworks can be seen.



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JUST LISTED on Spyglass Hill

If you are thinking of selling or renting your home, or need property management assistance please call us for an interview. By utilizing our highly effective marketing strategy, extensive neighborhood knowledge & unmatched professional service, we guarantee your complete satisfaction!

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

ATTENTION RESIDENTS:

Action Required!

New "Gate Key" Access Technology Launched June 26th!

Gate Key is an internet-based guest management and processing system that enables you to manage your guest lists and accelerate visitor and service provider processing at each gate.

You must register online to benefit from Gate Key.

If you have not, register today!

Visit www.lmroa.com for more information and links to get started.

Once registered in Gate Key, you will be able to:

- ☒ Manage visitors online via computer or smart phone
- ☒ Receive text alerts when guests arrive
- ☒ Review guest access history

Available any time, 24 hours a day, 7 days a week!

Questions? mwingo@cmc-management.com



Lake Manassas

"Think Before You Throw".

The decision to recycle is a simple choice to properly handle the waste streams which we create. American Disposal Services is committed to the promotion, education, and implementation of recycling programs for all customers we service. "Think Before You Throw" - is a reminder that we make choices every day that have a significant impact on our future. We ask you to join American Disposal Services in our efforts to "Think Before You Throw".

**Baltusrol
Gatehouse
703.754.9465**

**Stonewall
Gatehouse
703.754.9951**



REDUCE ♻️ REUSE ♻️ RECYCLE

THINK BEFORE YOU THROW.

YES

Please **ALL** items in your recycling bin together. Some items may need a quick rinse to avoid contamination in the recycling process. For items that need, please contact your vendor for recycling and disposal options.

PLASTICS
ALL plastics labeled #1-7, milk jugs, rigid plastics, plastic coat hangers, wide-mouth plastics



METALS
Aluminum cans, steel cans like soup cans, aluminum foil and aluminum foil trays (nested), empty aerosol cans, metal coat hangers



PAPERS
Mixed paper, office paper, junk mail, magazines, catalogs, phone books, paperback and hardback books, paperboard used to make food packaging like cereal boxes, juice cartons and boxes, newspapers and ALL inserts, cardboard boxes, pizza boxes (without grease)



GLASS
ALL glass bottles and jars are acceptable in your bin





NO

The following items **DO NOT** belong in your recycling bin:

- no heavy metal pots and pans (bring to a scrap yard)
- no food-covered paper plates & napkins
- no glassware/heat-resistant glass
- no Styrofoam products
- no light bulbs
- no ceramics
- no batteries
- no clothing
- no tires





www.americandisposal.com

6

We Say So Long To A Long Time Friend at the Baltusrol Gate



..."I want to thank the Lake Manassas community for the chance I had to serve them. My 16 years working at Lake Manassas were rewarding because of all the kind residents I came to know

and the fond memories with those who became my friends. Please pass on my well wishes, good byes and thanks for all the kindness and support during my tenure"

Brian Mills

Brian, The residents of the LMROA appreciate you and thank you for your dedication and service to the community as a gate attendant all these years, and wish you luck in your future endeavors.

Do You Have Question???

THERE IS AN EASY AND QUICK WAY TO REACH OUT TO MEMBERS OF THE LMROA BOARD, COMMITTEE CHAIRPERSONS AND/OR ONSITE MANAGEMENT?

Send your Questions, Comments, Concerns or Compliments to: lmroaconcerns@gmail.com

When you send your email in this manner it will be forwarded to the appropriate board members, committee chairmen or management staff who will strive to respond to your email within 72 hours. Since all of our board members and committee members are volunteers, they may not always have the ability to answer your email quickly. We can guarantee that emails sent to lmroaconcerns@gmail.com versus individual email addresses will be acknowledged and responded to as quickly as possible.

So the next time you use this email address so that we can more efficiently serve you!



"I cannot say enough about the upbeat, positive attitude of the entire staff at Rapid Rehab. I have had therapy at several other facilities over my 69 years, but Rapid Rehab is the BEST!"

-Sandy Brockel



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Hours: Monday, Wednesday, Friday 7:30am - 7:00pm
Tuesday and Thursday 7:30am - 4:00pm



Jack Boyle, Chair
jackboyle@comcast.net

Budget & Finance

We have been busy reviewing the FY 2016-17 budget execution. All indicators are that we will end 2016/17 fiscal year with a surplus which should help fund the homeowners equity account that has been underfunded for several years and a continuous issue in the annual audit of our association. Also, the committee completed review of contract bids for Gate House Security and Pool management. With these contracts finalized we were able assist the Board in developing the FY17/18 budget and recommend to the Board resident assessment rates for the coming year. By the time this *Lake Manassas Connection* is mailed, you should be in receipt of the Boards publication of the 2017/18 budget.

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



C Communications

Dick LaFrance, Chair
richardblafrance@hotmail.com

COMMITTEE ROSTER
Ron Allen
Jane Houston
Rex Luzader
Shashi Mehta

The Communications Committee “Charter” includes the following:

- Providing the LMROA Board of Directors 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 primarily because of advertisements. MaryPat Imlah is the key person for this publishing company and continues to serve the best interest of the Lake Manassas community
- Shashi Mehta, Lake Manassas resident, provides creative photos for our Lake Manassas Connection. Michelle Wingo, Community Management On-Site Manager is a key person who works with MaryPat in assembling and reviewing all of our articles. All Committee members contribute to the reviews of the Connection articles.

Please note: In order to continue this publication, at no cost to the community, we need to maintain and grow our advertising. In addition, we ask that residents consider all who support this publication for your business.

- Managing the overall operation of the LMROA web site and

continue to ensure that the web site is user friendly, is kept current and serves the best interest of the Lake Manassas community.

- Providing the LMROA BOD with recommendations for improving the community's image through the Lake Manassas “Welcome Package;” highlighting the community's positive features. this package is available to current community homeowners and potential new residents.

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

- Continuing to promote the registration of LMROA members to the web site;
- Maintaining and updating the web site to ensure that all sections are kept current;
- Promoting other LMROA Committee activities;
- Continuing to recognize volunteers who unselfishly serve on Committees and/or have made a significant difference to the Community through special features in this publication.

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



Covenants

Ron Allen, Chair

LMROACovenants@gmail.com

We want to acknowledge all those residents who did a bang-up job tidying up the exterior appearance of their homes this spring ... from seeding, feeding, weeding, trimming, clipping, planting and mulching, to taking on cleaning and painting projects. We appreciate those residents who do their part to maintain and preserve the beauty of our community.

With summer comes grass cutting and shrub trimming and planting. Please remember that yard waste is collected on Thursdays, and is not to be put out on the curb until sundown the evening before collection. Unfortunately, we are seeing yard waste being set out as early as the weekend, giving the community a trashy appearance.

As a follow-up to the May email blast, please be aware of some of the more prevalent use restrictions and property maintenance standards (covenants) violations that are occurring:

- Vehicles of residents and their guests parked on the street instead of in garages or driveways - - exceptions for parties/special occasions must be addressed to the onsite association office.

- Trash and recycle containers that are not stored properly and are visible from the street or neighboring property.
- Trash and yard waste set out early.
- Mailboxes, trays and posts not maintained in proper order -- rotting wood, leaning posts, broken trays, chipped paint, rusted and dented boxes, latches/hinges not in working order.
- Lawn not maintained properly -- grass exceeding 6 inches in height, not edged around curb/sidewalk/asphalt, clipping left in the street, contains more than 25% weeds, has bare spots.
- Garage doors not being kept closed at all times when not in use and not closed at night.
- Contractor signs on resident's property.
- Pets not on a leash when outside the confines of owner's property. Owners not cleaning up their animal's waste from common areas -- *they should not be allowed to urinate or defecate on private property.* Prince William County code and the LMROA require that we clean up after our pets.

See pages 24 and 25 for detailed Covenants information.

COMMITTEE ROSTER

Rowland Bowers

Kathy Cumber

Tom Cumber

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Community Safety & Visitor Access

COMMITTEE ROSTER
Robert Glista
Gary Seyster

Rowland Bowers, Chair
rthbowers@comcast.net

The Lake Manassas Residential Owners Association and the Lake Manassas Association have awarded contracts to SOS Security LLC for Gate Attendant Services at the Stonewall Gate and the Baltusrol Gate. 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 local SOS management team, the New Horizon Division of SOS, has its main office in Manassas. They also manage visitor access at Dominion Valley, Piedmont, and Heritage Hunt. SOS's attention to professionalism, their locally based experienced management team, attention to training and supervision, and experience with visitor access technology are among the reasons that they were awarded the contract.

All homeowners have been provided instructions for using GateKey, a web-based access management and processing system that provides you with the ability to manage your guests lists on line for efficient and timely processing of visitors and service providers. Gate Attendants can quickly access you guest lists using an iPad, verify your guest arrival and politely allow them to proceed. For our visitor access management system to operate effectively, all residents should use the GateKey management system.

If you have not logged into GateKey please refer to the Advisory Notice mailed to you on June 3 and access the GateKey webpage at www.GateKeyResident.com or through the Lake Manassas ROA website by clicking on Visitor Management. If you need log in support call SOS Security at (703) 988-5702 Monday through Friday from 9AM - 5PM, or email gatekey@sossecurity.com

Because our gates are not currently configured with a visitor ingress lane, a resident ingress lane and a turnaround lane (Stonewall), we cannot, as in other local gated communities, deny access to visitors or vendors not on your approved temporary or permanent visitor lists. Planning is underway to properly configure and improve our manned gates, but until then use of the full capability of GateKey will be in a transitional period.

Modifications & Construction (MCC)



Diane Boyle, Chair
dianemboyle
@comcast.net

COMMITTEE ROSTER
Barbara Bassett
Sara Howard
Peter Metrisko

If you are considering any alteration or improvement to the exterior of your home, you must first gain approval from the MCC. Prior to selling your home a resale inspection is performed. Unapproved exterior modifications may delay the sale of your home. Contact Michelle at the site office if you have any questions about approvals or the resale process.

The MCC typically meets on the second Monday of each month. If you plan to attend the meeting, please confirm with Michelle in advance to ensure the meeting date has not been changed. Note that fully complete modification applications must be filed at least four business days prior to that 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.

In addition to reviewing homeowner applications for exterior modifications, the committee,

accompanied by our site manager and landscape superintendent, conducts monthly inspections of the common areas. The committee then provides a written report to the board of directors noting areas that are in need of replacements for dead and/or dying plants and vegetation. Note that natural or "save" areas are inspected however, while they may be mowed and trees pruned or removed if they are deemed hazardous, they are not professionally landscaped. Projects recently completed or currently in progress include clean up and installation of new plants inside the Turtle Point Gate and at the entrances to Valderrama Court as well as landscape revisions and plants replacements at the common area on Bonnie Briar Circle. Tree removal along with the installation of new sod and trees were planted on the common area lot on Tuxedo Lane and several hazardous or fallen trees were removed from common areas behind Cancun Court, Willingboro Court, Amsterdam Court and at the Swim and Tennis Center.

Swim & Tennis Center

We hope you will enjoy the use of the pool, tot lot and tennis and basketball courts this summer. Pool hours are daily from 11 am until 8 pm, however during the last week of August when Prince William County Schools are back in session, weekday hours will be from 3 pm until 8pm. The pool closes for the summer at 8 pm on Labor Day.

Hours for tennis and basketball court use are weekdays from 7am until 10pm and weekends and holidays from 9am until 10pm. In order to comply with the Prince William County Noise Ordinance, the lights on the courts will go off promptly at 10pm. Therefore, anyone using the courts at night should exit by 10 pm. Remember, guests must be accompanied by residents when using the Swim and Tennis Center facilities. Our off duty patrols who monitor activity in the community will request anyone unaccompanied by a resident to exit the facility. The basketball hoop and tennis court nets were recently replaced. There will be some minor cracks repaired on the courts this summer. While repairs are being made there will be no access to the courts which will be cordoned off for a day or two until they are ready to be reopened. In order to keep our courts from deteriorating and in the best shape possible, rollerblading, skate boarding and the use of hard balls on the courts – and the tennis back boards, is prohibited.

If you are a regular visitor to the pool, you will notice that our furniture has been refurbished and umbrellas have been replaced. We have confidence in our new pool management company, Virginia Pools, to keep the pool and surrounding deck and locker rooms clean and looking their best. A new automatic chlorination system has been installed which will help keep chemical levels in the water consistent and at the appropriate levels at all times. We have also ordered a defibrillator for the Swim and Tennis Center should an unfortunate medical emergency arise. The pool is scheduled for white coating this year, which will not be done until the fall of 2017.

COMMITTEE ROSTER
Grete Bravo
Bev Luzader
John Schoeb
John Short
Rex Luzader (Board Liaison)



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Farmers Markets

Some Local Markets



Lake Manassas, here are some strong reasons to consider local Farmers markets for your shopping:

- monies spent locally help preserve farmland which keeps our area healthy and beautiful
- you support local farm families
- they 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 businesses have unique services and products developed to fill the needs and desires of local residents. Also at each market, you can generally meet the farmers and learn how they grow their crops, where they come from, what is in season, and why they choose to farm. Also get to know local artisans, bakers, food purveyors and our market managers.

The market organizers believe that a day at the farmers market will get you excited about making healthy food choices by building a sense of connection to the people who grow your food.

Two important things to consider:

- **please eliminate plastic from the farmers market by bringing your own reusable bags.**
- **please do not bring your pet - for health issues.**

HAYMARKET FARMERS MARKET

15000 Washington Street, Haymarket - Saturdays from 8am - 2pm

The Haymarket Farmers Market has become a go-to weekend event for local shoppers during the warmer months of the year. It features Virginia-grown products only and offers a bountiful selection of fresh vegetables, fruits, meats and other local products.

HAYMARKET MEDICAL CENTER

15225 Heathcote Blvd., Gainesville - Thursdays 2:30pm - 6:30pm

In addition to the fresh, local produce, crafts, and products, the market boasts two prepared food vendors. The vendors are Dancing Cow, who raises her own pork and grills the meat right in front of you for her delicious pork sandwiches, and Black Fig Pizza who makes gourmet pizzas on site in their brick oven, sourcing what they can locally.

ARCHWOOD GREEN BARN'S FARMERS MARKET

The Plains - Sundays 10am - 3pm

The Archwood Green Barn's Farmers Market occupies the main barn on the grounds of a restored horse farm located right off I-66 in The Plains. Shop the producer-only market for hand-made and home-grown products that include baked goods, fruits, vegetables, canned goods, honey, beef, rabbit, eggs, bedding plants and more. Just a short ride from Haymarket, plan to stay for lunch and relax in this scenic location. The market offers hot, freshly-prepared BBQ, brick oven pizza and fresh pork sandwiches from Dancing Cow Farm.

SMART MARKETS FARMERS MARKET (YEAR ROUND)

Piney Branch Elementary School, Bristow

Sundays from 10:30am - 2:30pm (*May to December*)

Sundays from 10:30am - 1:30pm (*January to April*)

Smart Markets operates guaranteed producer-only farmers markets throughout Northern Virginia. They have a reputation for high-quality vendors which include a wide variety of locally-grown produce and an interesting mix of locally-made food products. Open year round, the winter market in Bristow offers meats of all kinds including fresh chicken, beef, pork, veal, lamb, goat and rabbit; fresh country eggs, apples, apple cider and some winter vegetables, wonderful pies and pastries, authentic hummus, baklava, delicious candies, cupcakes and more. The summer market is expanding with even more local products!

WARRENTON FARMERS MARKETS

Fauquier Hospital near Bistro Restaurant - 5th & Lee Street, Warrenton

Wednesdays from 8am - 1pm - Saturdays from 8am - 12pm

Several local vendors come out to sell their produce which includes bedding plants, cut flowers, fruit, vegetables, herbs, meats, eggs, baked goods, condiments, crafts and other locally grown or produced agricultural products. 80% of products at these markets must come from vendors farm and 20% may be supplemented from other Virginia farmers. You know it's local!

Other Local Summer Events

NATIONAL NIGHT OUT 2017

Tuesday, August 1st, 2017 - 5:00pm - 9:00pm -

Town Hall/Police Department, Washington Street, Haymarket

National Night Out is a community-police awareness-raising event held in communities across the country on the first Tuesday of August. As always, we will have representatives from various agencies and lots of fun for the whole family. This year we will have a dunking tank for charity with some law enforcement officers and public officials making the sacrifice for a worthy cause, so please come out and help us reach our goal!

HAYMARKET DAY AND PARADE

Saturday, September 16th - 9:00am - 4:00pm - Downtown Haymarket

This year will mark the 30th year! Haymarket Day is a huge celebration that kicks off with a lively parade with over 1800 participants including talented performance groups of all sorts, colorful floats, the spirited Battlefield High Marching Band, respected military personnel and many more. The streets are lined with booths and vendors offering everything from cotton candy to juried crafts and artwork. Children's activities, hot air balloon rides and live music keep the day flowing for attendees of all ages.

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Summer Gardening

Summer, time to really enjoy your yard. But there are some vital steps to take to insure your property will be healthy and beautiful. Following are a few tips:

- Stay on top of weeds and insects so they don't become a major problem. You can treat the weeds with a non-selective herbicide like Roundup or do it the old-fashioned way and pull them. A combination of the two is generally most effective, pulling weeds that are close to landscape plants and spraying the weeds in open areas.
- Set mower blades high. Letting turf grow a little taller is better for it, and also helps hide any weeds that may grow.
- If your lawn is wet, and the weather is humid, you may see fungal diseases like rust and red thread. Most of these will go away naturally when conditions get dryer, but you can also treat them with chemical fungicides.
- If you notice insects attacking plants in June, such as bagworms, Japanese beetles and lace bugs or aphids and scale insects, you need to treat. Treatments are highly specific to the type of insect and time of the attack.
- Monitor rainfall with a rain gauge; plants in the Northern Virginia region generally need about an inch of water a week. Dig down a few inches into the dirt around your plants. If you come up with dust, they're probably not getting enough water.

• If you have an irrigation system, monitor it throughout the summer. Most irrigation parts are made out of plastic, and they do break. Just because everything worked when the sprinkler company started the system in April, doesn't mean it's running at 100 percent now.

• Whether you're watering with an automatic sprinkler system or a hose, less frequent watering for longer durations is better than watering for a short time every day. Don't rely on the sprinkler you're using for your lawn to water your trees and shrubs. Their needs are different, and you're better off watering them with a drip line or by hand. Water landscape plants slowly and soak the root system once or twice a week, depending on rainfall.

• You also want to keep up with pruning during the summer. Here's a review of proper pruning practices:

- Thin-rather than shear-the shrub;
- In selecting what to prune out, look for crossing branches, those that are dead or damaged and branches that create access or sight distance issues.
- Pruning tall shrubs and especially trees; can be dangerous! If you need to use a ladder to do it, you should probably call a professional.

Some Favorite Perennial Flowers to Consider

Following are some easy care, long-living plants which spark beautiful foliage and flowers, year after year. They are best to plant in the fall or spring when the ground is cool - but you will want to plan for them now while the rest of your garden is in full bloom. In this way there will be no guess work concerning where they will work best and what color to select.



Alstroemeria (Peruvian lily)

Flowers of the evergreen hybrids come in shades of purple with dark flecks and last well in bouquets. Alstroemeria aurea blooms come in shades of yellow and orange. The 2-to 3-foot tall plants produce flowering shoots as long as the soil doesn't get too hot. (Twist the shoot off at the base to keep them coming).

Aster x frikartii

Delicate-looking flowers on ultra-tough plants tolerate just about any soil type. They grow to 2 feet-tall and pumps out 2 1/2-inch lavender-blue flowers almost all year if spent ones are removed.



Catmint (Nepeta x faassenii)

Loose spikes of lavender-blue flowers cover the soft, silvery-green mounds in late spring and early summer. As soon as blossoms fade, shear plants back by half, or cut faded flower stems to the ground to encourage rebloom. Plants can grow to 1 foot tall make attractive, informal hedges.



Forget-me-not (Myosotis sylvatica)

These much-loved plants bear tiny but exquisite blue flowers in spring in mild climates. These true blue flowers grow 6 to 8 inches tall.

Coreopsis - Mango Punch

This low, mounding perennial covers itself in summer with mango-orange flowers that have a red blush. Most loved is the fresh, fruity hue of this new variety. Clip the faded blooms so the flowers will keep coming.



Gaillardia x grandiflora

Cheerful daisylike blooms in various warm shades of yellow, bronze, and red. Many varieties are available, with single or double flowers. They can grow 2 1/2 - 3 feet tall.

Geum chilense

Tall flower spikes grow from mounds of velvety foliage to 15 inches high, 2 feet wide.



Want More Butterflies?

Be a Good Host and Welcome the Caterpillar

By Nancy Caldwell, Master Gardener

Do a quick search of the internet and you'll find 101 ways to eliminate pesky caterpillars. A no-brainer, right? Caterpillars munch the leaves of our favorite plants, and some, like the tomato hornworm, can spell disaster in the vegetable garden. But consider this: most caterpillars are juvenile forms of the bugs that we love, the ones we want in our gardens, like the threatened Monarch butterfly. If we want more butterflies, then we must provide not just nectar for the adults, but host plants for their eggs, a food source for those hungry caterpillars, and a safe place to cocoon and begin the transformation to adulthood.

Before grabbing the nearest pesticide, spend some time figuring out what sorts of caterpillars you've got in your garden. *Peterson's First Guide to Caterpillars of North America* is just one resource, but there are many others online and in bookstores. Instead of garden pests, you may find you're hosting the next generation of Spicebush Swallowtail or Wild Indigo Duskywing.

Rather than eliminating caterpillars, why not invite them into the garden by adding more butterfly host plants. Many butterflies are host-specific – meaning they will only lay eggs on a certain plant. Monarchs, for example, will only lay eggs on milkweed (*Asclepias*). But many other types of butterflies, moths and skippers are also specialists. By planting a wide variety of trees, shrubs and flowers, we're ensuring the greatest number of butterfly species have a chance to make it to adulthood. To figure out what kinds of plants to grow, check out the Xerces Society online or look for their book *Attracting Native Pollinators*, which provides a list of butterflies that are native to our region, and their larval host plants.

If you don't have a big yard or space for more plants, why not add a few pots of flowers that attract pollinators, or grow a pot of dill or parsley, a favorite of the Eastern Black Swallowtail? You can even tuck a few sunflowers, the host plant of the Painted Lady butterfly, into an existing bed.





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(March 1, 2017 - June 5, 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
8006 Kamehameha Place	\$445,000	\$445,000	124	16
8000 Kamehameha Place	\$473,000	\$485,000	11	16
7999 Turtle Creek Circle	\$545,500	\$545,500	N/A	NC
8209 Snead Loop	\$591,500	\$590,000	121	12
8219 Snead Loop	\$630,000	\$630,000	9	11
15141 Windy Hollow Circle	\$635,000	\$635,000	2	20
8120 Amsterdam Court	\$855,000	\$879,000	22	16
8416 Link Hills Loop	\$899,900	\$899,900	8	12
14939 Alpine Bay Loop	\$900,000	\$949,900	451	17

Current Listing & Properties Under Contract

ADDRESS	LIST PRICE	AGE	ADDRESS	LIST PRICE	AGE
8028 Kamehameha Place	\$ 477,900	18	8267 Roxborough Loop	\$ 729,000	13
15112 Windy Hollow Circle	\$ 484,900	21	8061 Crooked Oaks Court	\$ 750,000	22
8104 Willingboro Court	\$ 549,900	18	8441 Link Hills Loop	\$ 774,900	13
8011 Amsterdam Court	\$ 625,000	17	15759 Spyglass Hill Loop	\$ 799,900	13
8052 Arcadian Shore Court	\$ 639,900	20	15811 Spyglass Hill Loop	\$ 835,000	13
8449 Link Hills Loop	\$ 649,900	12	15743 Spyglass Hill Loop	\$ 847,000	12
15833 Spyglass Hill Loop	\$ 649,900	12	15870 Spyglass Hill Loop	\$ 849,900	14
8300 Hancock Court	\$ 668,250	11	15952 Spyglass Hill Loop	\$ 869,900	16
8345 Roxborough Loop	\$ 674,900	16	14923 Alpine Bay Loop	\$ 999,000	22
16000 Tryon Lane	\$ 685,000	13	15854 Spyglass Hill Loop	\$1,069,900	13
8365 Sapphire Lakes Court	\$ 699,900	11	8362 Sapphire Lakes Court	\$1,100,000	13
15791 Spyglass Hill Loop	\$ 699,999	12	7965 Valderrama Court	\$1,250,000	23
8079 Birnham Woods Court	\$ 699,999	24	15858 Spyglass Hill Loop	\$1,385,000	13



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Resident Spotlight

Love of Italy Makes Lake Manassas Man A Unique Tour Guide

By Donna Greenwald

"You're not a tourist when you visit Italy with me," said Tom Trivisani, in a recent interview from his Lake Manassas home office where he fields requests for his singular tours. "With me as a guide, people go where the Italians go and not to the tourist traps."

Tom's "retirement career," guiding tours through Italy, developed gradually, he said. For many years he was merely a frequent visitor to that country, but in his retirement he came to enjoy sharing his Italian experiences so much, he took to arranging and conducting personalized tours for other travelers. At first his tours were only for friends and family, but eventually he branched out to other interested people.

Several Lake Manassas residents are among those who have toured with Tom and they describe him as a gregarious, entertaining and knowledgeable host. Before each tour, Tom tailors an itinerary according to the visitor's interests. Visitors can pick from the many destinations he offers, ranging from museums to cathedrals and monasteries, to the Papal residence, to festivals and beaches. Tom speaks an Italian dialect and has local friends, including many Italian hospitality business owners, who then bestow extra attention on his guests, adding to the uniqueness of his tours.

Tom's tours are based from his Italian house in Itri, a small town near the Mediterranean. The town is so small the welcome sign and the leaving sign are in the same place, Tom joked. Located between Rome and Naples, 110 kilometers from each, Itri is off the beaten path for Americans, but is a popular spot for vacationing Italians, Germans and Swiss. Tom's Italian-born wife, Francesca, lived near Itri before coming to the U.S. as a child, and she still has family connections there.

The Trivisanis settled in Lake Manassas in 1998, when Tom retired from his career as an Administrator of Embassies for the State Department. He and his family lived in nine different countries over the years, and Tom will regale the visitor to his Lake Manassas house with stories about pieces of art and furniture he has collected from all over the world, but once he retired, it was Italy that kept drawing him back.

"I love everything about Italy," Tom said, so by 2002 he was ready to build on family property in Itri. In the process, he collected more stories that he is always willing to serve up for his listeners' entertainment.

"Do you see any road up there?" he asked, his eyes dancing as he pointed out a picture of his hill property before he built on it. "No. I had to build one myself," he laughed. He also said he had to buy all of the equipment, including poles, to bring electric power to his hilltop. Once built, the house needed only the addition of a station wagon and Tom was set to spend every May through August in his Italian home. It's when he is in residence that he takes in his guests.

"It's not about money," he said of his tours. What Tom enjoys is getting to see all of Italy and having company while doing it. His wife continues to work for the State Department and is able to spend only one month a year in Italy with him. So when his wife can't join him, Tom enjoys the company of people who pay their own expenses and, he said, if they occasionally pay for his gas and food, too, that's fine.



Tom's hilltop house overlooks a pristine view with the Mediterranean visible from his patio. A 2000-year-old stone wall that was a part of the Romans' Appian Way runs through the property. A nearby beach offers water so clear you can see right through it. Beautifully displayed, fresh produce and seafood is available daily and it's possible to scoop up enough mussels from under a rock to make one of Tom's favorite pasta dishes.

"I am a very good cook," Tom said with a smile, rounding out his idyllic description of Itri.

Tom turned down 22 requests for tours this year because of health concerns. However, he said he has recovered and he was ready to return to Italy in May, as usual, with some family and friends. He's looking forward to his wife's retirement when she can join him in spending five months a year in Itri and he wants to go back to enjoying Italy with as many people as he can.

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Resident Spotlight

Lake Manassas Resident Publishes Children's Book!



Our wonderful Lake Manassas community with its diverse and accomplished residents now also boasts a children's book author. Grete Bravo, who has lived in Lake Manassas for nearly 15 years, recently published a children's book, "Cami and Kat and the Carrot Girl". Grete's book is inspired by her life in Lake Manassas and you might recognize a thing or two about the neighborhood if you read her book. You might know Grete from her work as a committee member of the Swim and Tennis Committee or from her time on the tennis courts playing herself or teaching local residents.

Grete plans on visiting schools and local libraries to read to children and answer questions about the book. You can check out her book on Amazon.com but a quick synopsis is as follows: Cami and Kat love playing with their new friend Sissy, the carrot girl, but soon realize that she's hiding a big secret that could land them all in trouble. The book's intended audience is kids 8-12 years old.



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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

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

Mah Jongg is a popular game as evidenced by the fact that this community has an avid club of players. It originated in China, is played by four players using a set of 136 tiles based on Chinese characters and symbols. It is a game of skill, strategy and calculation and involves a certain degree of chance. The Lake Manassas club plays according to the National Mah Jongg League rules.



Mah Jongg meets weekly every Thursday morning from 10:30am -12:30pm, refreshments are minimal and stressfree. Water is a main staple and has been an easy offering for most of us. Because the group has grown we rotate homes and some members choose to host upstairs in Wegmans. Not all of us live in Lake Manassas but all of us live within a 4 mile radius.

If you have ever walked into a room during game play - and heard the clacking of the tiles and wondered what was going on? If you have ever been interested in how to play? **The club is open for new players and happy to teach people who are interested in the game; the goal is FUN!!!**

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



Photo Fun

Contact: Helen Watt at 703.743.5499 or hwhattmemories@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
JULY	 = Trash & Recycling  = Recycling  = Lawn Debris Pick-Up					1
2	3   Site Office Closed	4 <i>Independence Day</i> Site Office Closed	5 5pm Communications	6  	7	8
9	10   5pm Modifications & Construction	11 6pm Swim & Tennis	12	13  	14	15
16	17   6pm Covenants	18	19 6:00pm Community Safety (CSVAV)	20   5:00 pm Budget & Finance	21	22
23	24  	25	26	27  	28	29
30	31  					

AUGUST	1	2	3  	4	5
6	7   5pm Communications	8	9	10  	12
13	14   5pm Modifications & Construction	15	16	17  	19
20	21   6pm Covenants	22	23	24   5:00 pm Budget & Finance	26
27	28   FIRST DAY OF SCHOOL PW COUNTY	29	30	31  	

SEPTEMBER				PWC = Prince William County			1	2
3	4 Labor Day Pool Closes for Season 8pm Site Office Closed	5 5pm Communications	6	7  	8	9		
10	11   5pm Modifications & Construction	12 6pm Swim & Tennis	13	14  	15	16		
17	18   6pm Covenants	19	20 6:00pm Community Safety (CSVAV)	21  	22	23		
24	25   Site Office Closed	26	27	28   6pm -LMROA Board Meeting (tentative) 7pm - Annual Meeting	29	30		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
OCTOBER						
1	2 5pm Communications  	3	4	5  	6	7
8	9 Columbus Day <i>PWC Schools Closed</i>  	10 5pm Modifications & Construction	11	12  	13	14
15	16 6pm Covenants  	17	18	19  	20	21
22	23   29	24 <i>Halloween</i> 31	25	26 5:00 pm Budget & Finance  	27	28

Community Committee Meeting Info

JULY

- 3 Office closed
- 4 Office closed
- 5 Communications committee 5pm
- 10 Modifications committee 5pm
- 11 Swim and tennis committee 6pm
- 17 Covenants committee 6pm
- 19 CSVAC 6pm
- 20 Budget and finance 5pm

- 12 Swim and tennis committee 6pm
- 18 Covenants committee 6pm
- 20 CSVAC 6pm
- 21 LMROA board meeting 6pm (tentative)
- 25 Office closed

AUGUST

- 7 Communications committee 5pm
- 14 Modifications committee 5pm
- 21 Covenants committee 6pm
- 24 Budget and finance committee 5pm

OCTOBER

- 2 Communications committee 5pm
- 9 Office closed
- 10 Modifications committee 5pm
- 16 Covenants committee 6pm
- 26 Budget and finance committee 5pm

SEPTEMBER

- 4 Office closed
Pool closes for season at 8pm
- 5 Communications committee 5pm
- 11 Modifications committee 5pm

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



A Local Volunteer Opportunity

Give the gift of time by becoming a Novant Health UVA Health System volunteer

Regardless of your age or training, you could become a valuable part of the Novant Health UVA Health System family. If you enjoy interacting with people, serving others and performing valuable community service in a healthcare setting, please consider volunteering at one of our locations. Our volunteers know the rewards of helping others and making a difference in someone else's life.



Opportunities at:

Novant Health UVA Health System Prince William Medical Center
8700 Sudley Road, Manassas

Novant Health UVA Health System Haymarket Medical Center
15225 Heathcote Blvd., Haymarket

Novant Health UVA Health System Caton Merchant House
9201 Portner Ave., Manassas

Novant Health UVA Health System Cancer Center
7901 Lake Manassas Drive, Gainesville

Novant Health UVA Health System Aubergine Thrift Shop
9215 Center Street, Manassas

For more information please visit NHUVA.org/pwvolunteer or call 703-369-8173.

New Lake Manassas Health & Rehabilitation Center to open in Gainesville

The new Lake Manassas Health and Rehabilitation Center, located off Baltusrol Drive, is set to open later this fall, with an innovative design that promises to revolutionize rehabilitation recovery services for patients in Gainesville and the greater community. Featuring a beautiful, modern therapy gym, access to 120 private rooms and private bathrooms, an indoor mobility garden, restaurant-style dining and more, the new Center is unlike anything in the area. Our patients come to us with medical conditions including cardiovascular illness, hip or knee replacement, stroke, heart failure, pneumonia, and post-surgical care. These modern additions are all to enhance our patient experience under the hallmark LifeWorks Rehab program. If you are interested in learning more, please visit our website lakemanassashealthrehab.com or give us a call at (703) 743-3999.

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15212 Haymarket Dr.
Haymarket, VA 20169

Cell: 571.237.0823
Bus/Fax: 703.753.7855
Email: Prolift@verizon.net

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 on-site office by calling 703.753.7745.

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 into 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.

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.



(Continued)

COMMUNITY INFORMATION Lake Manassas

- 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 neighbor's 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.

LEASING A COMMUNITY PROPERTY:

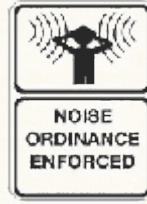
All leases must be a minimum of 12 months in duration. A copy of the lease must be submitted to the management office before the tenant moves in. Without a copy of the lease, your tenants will not be issued vehicle decals, transponders or pool passes. Please have your tenants stop by the on-site office 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.



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

PHONE CONTACTS

LAKE MANASSAS COMMUNITY

On-site management office	703.753.7745
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

LAKE MANASSAS



Do you know that Lake Manassas ... is a 770-acre reservoir. It is owned and operated by the city of Manassas, although it is located outside the city limits. The reservoir was created in the late 1960s to provide drinking water for area residents. Today it contributes to a regional water system which serves the cities of Manassas and Manassas Park, and unincorporated areas of Prince William County. Other than Stonewall you will also find Robert Trent Jones and Virginia Oaks Golf Clubs on the banks.

In the 1980s, and continuing until 1995, public access to the lake was possible via a private marina. In 1999, the marina operator and the City of Manassas did not reach a mutually acceptable contract extension and the marina was closed. Since then, there has been no public boating access to Lake Manassas. In 2004, citing concerns over terrorism and the possibility of contamination by Zebra Mussels, the Manassas City Council passed an ordinance making it illegal to operate a boat on Lake Manassas. Periodic attempts have been made by the city, county, and various others to reopen the lake for public use; so far, none have been successful.



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