

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

WINTER 2018

VOLUME 14, ISSUE 1

LAKE MANASSAS
LIGHTS UP FOR THE HOLIDAYS!



Lake Manassas Connection

Official Publication of
The Lake Manassas Residential Owners Association
Volume 14, Issue 1

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

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Cover Photos By Shashi Mehta

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Gary Border
President

From the Board

By Gary Border, President

Best wishes for a Happy New Year! We hope everyone has a safe and joyous holiday season.

2017 was a very busy year in our community with major focus on our community safety and communications. We hope you are enjoying the new website.

At our Annual Meeting in September, Gary Border and Bob Hale were re-elected to the Board and Don Minogue was elected to serve. Subsequently, Gary was elected to serve as President, Bob as Vice President, Rex as Secretary, Don as Treasurer, and Joe was appointed as our LMA representative. We would like to thank Steve Jansen for his service to the Board. Bob Glista and Doug Brady were recognized for their outstanding service to the community.

We would like to thank our committees for their service and support. Please enjoy their reports in this issue. We encourage you to volunteer and serve to help make our community better.

As we enter 2018, we would like to summarize actions taken in 2017 and planned actions for 2018.

SUMMARY OF ACTIONS 2017

- ☑ Introduced a new, user-friendly community website: www.lmroa.com
- ☑ Straightened/painted/refurbished and installed several new street signs and posts
- ☑ Sanded, repaired and repainted railings on retaining walls throughout the community
- ☑ Swim and Tennis Center: installed new pool pump at main pool, white coated swimming pool, purchased new pool cover for the main pool, replaced broken pool lights, installed new safety mats under swings at tot lot, patched trip hazards at tennis court entrances
- ☑ Replaced conduit and made repairs to street lights on Bonnie Briar Circle, Alpine Bay Loop and at Turtle Point Drive
- ☑ Constructed third lane and began other improvements at the Stonewall entrance
- ☑ Landscape improvements and drains installed to address erosion, prune and remove dead trees behind Kamehameha Place
- ☑ Asphalt crack fill, minor road repairs and replacement of concrete curbs, gutters and sidewalks that were in need throughout community
- ☑ Improvements to interior of site office including new flooring, paint and construction of a reception area

- ☑ Updated surveillance equipment at gated entrances
- ☑ Contracted with SOS Security for gate attendant services and Gate Key access system
- ☑ Contracted for after-hours covenants patrols (evenings and weekends)
- ☑ Signed new, reduced rate contract with American Disposal
- ☑ Signed new, reduced rate contract with Virginia Pools
- ☑ Signed new, reduced rate contract with KCS Landscape

SUMMARY OF PLANNED ACTIONS 2018

- ✧ Sport court repairs/cracks filled
- ✧ Open resident-only access lane at Baltusrol entrance
- ✧ Pavement overlay at Kamehameha Place and Swim and Tennis Center parking lot and inspect roads for repairs throughout community
- ✧ Replace the boulder on the walking path on Turtle Point with a lighted bollard at the Amsterdam (unmanned) Gate
- ✧ Street light post repairs/paint where needed
- ✧ Walking trail/path repairs where needed
- ✧ Assess retaining wall behind Kamehameha Place for repairs/replacement
- ✧ Complete Stonewall Entrance Project (reface and paint guard house and install new landscaping)
- ✧ Address erosion and tree removals behind Swim and Tennis Center tot lot
- ✧ Consider improvements for the wading pool and/or main pool
- ✧ Install new readers at gates and exchange transponders with new RFID tags
- ✧ Register vehicles and issue 2018-20 decals

Update on Gate Improvement Projects

At the Special Board Meeting in July 2017, the Board approved and funded a number of projects concerning our three entry gates. The resident-only lanes at the Stonewall and Baltrusol gates were a major focus. At this writing, the resident only lane at the Stonewall gate had been completed and stonework for the pillars and gatehouse was in progress. Landscaping will be completed in the spring. Due to an accident involving one of our contractors, the Sirit transponder reader was damaged beyond repair. The board determined that the

(Continued)

LAKE MANASSAS ROA BOARD OF DIRECTORS (Continued)

reader was obsolete and could not be replaced which forces us to transition to RFID tag readers for all entry gates. As a result all transponders currently in use must be replaced with RFID tags.

A lighted bollard is scheduled to be installed to replace the rock in the walkway at the Amsterdam gate.

The CSVAC Committee has recommended and the Board has adopted the introduction of a non-registered guest turn away policy that will be fully implemented by February 2018. *Please register in Gate Key via the website and begin registering all guests to prevent them from being turned away after the policy goes into affect.*

COMMUNICATIONS

The communications committee under the leadership of Shashi Mehta has been actively developing surveys. We would like to thank former committee member and chair Dick LaFrance for his service.

We hope you will respond to the survey regarding the proposed CWS cell tower following the trial balloon flight on December 2, 2017. Your input is critical to the Board's guidance to Supervisor Lawson regarding approval of the project.

The committee has also developed a survey to help the Board determine the areas of focus from our resident's perspective. Your participation is much needed and appreciated.

FINANCIALS

The Association remains in good financial health. The financial reports are available on the web site.

LIDL MARKET AT LAKE MANASSAS

LIDL continues with the planning to construct a store on the vacant site across from the Cancer Center. Construction will begin following resolution of open issues with LMA regarding the Stonewall entrance sign and the installation of the traffic light at Lake Manassas Drive and Rte. 29.

Sincerely,

Gary, Bob, Don, Joe, Rex

2017 LMROA ANNUAL MEETING

The 2017 LMROA Annual Meeting and Election was held on Thursday, September 28th at the Stonewall Golf Club. We appreciate those residents who mailed in proxies or attended the meeting. We'd like to thank former board member Steve Jansen for his service on the board this past year and welcome back Don Minogue who was elected to a two-year term along with Gary Border.

The Board is comprised of five resident members: Gary Border-President, Bob Hale-Vice President, Rex Luzader-Secretary, Don Minogue-Treasurer and Joe Greenlee-Director and LMROA Representative to the LMA Board of Directors.

During the Annual Meeting, Gary Border announced there were two winners this year for our "Volunteer of the Year" award. Congratulations to Bob Glista of the Community Safety and Visitor Access Committee and Doug Brady formerly of the Budget and Finance Committee. The community appreciates your hard work and dedication to Lake Manassas.

Gary Huebner, who has returned as the General Manager at the Stonewall Golf Club was in attendance and took a few minutes to introduce himself and welcome residents to the club. See Gary's article on page 10.



Gary Huebner, PGA
Stonewall Golf, General Manager

Gary Border announced winners and presented awards to Bob Glista (pictured) and Doug Brady





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



Michelle Wingo

General Manager
mwingo@cmc-management.com

Adrienne Harper

Portfolio Manager
703.631.7200 (office)
aharper@cmc-management.com

NEW COVENANTS ADMINISTRATOR



Lindsay Payne

Covenants Administrator
lpayne@cmc-management.com

It might be cold outside but we are already thinking ahead to annual comprehensive inspections which begin in March. As weather permits please begin to tackle projects such as mailbox repair, weed control and pruning trees and shrubs.

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)

MANAGEMENT REPORT

*"Christmas waves a magic wand over this world, and behold,
everything is softer and more beautiful."*

-Norman Vincent Peale

Happy New Year! Another holiday season has come and gone. On Sunday, December 3rd members of the Communications Committee set out with me to photograph some of the homes in Lake Manassas that were so beautifully decorated with festive holiday lights and displays (see cover photos).

While many yearn for a "White Christmas," our hope is that snow fall this year will be minimal. In any case, winter and colder weather are upon us and that may bring some snowy, icy, treacherous days. Brothers Paving Company has been contracted again this year for snow removal. The Association's policy for snow is on the website and printed on the back cover of this issue. Remember, clearing sidewalks and driveway aprons is the responsibility of each homeowner. Please do your best to clear the sidewalks in front of your home so that those who must use them can do so as safely as possible.

It's hard to believe but we will begin assembling the spring issue of The Lake Manassas Connection in February. We are always looking for new or unique subject matter to publish. If you have any ideas or if you would like to submit an article for consideration, please contact me at the site office or by email.

Wishing you all a Happy, Healthy, Prosperous 2018!

Michelle



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BUDGET & FINANCE

COMMITTEE ROSTER

Romesh Deora
Dick Knodt
Jim Short

The Budget and Finance Committee is in need of volunteers. If you are interested in joining our committee please contact Michelle Wingo (mwingo@cmc-management.com). A background in finance or accounting is helpful, but not necessary.

Meetings as required will generally be held on the 3rd or 4th Thursday of the month at 6PM at the on-site management office and usually are no more than one hour in length. Meeting schedules are flexible to accommodate member attendance.



Shashi Mehta, Chair
skm8159@gmail.com

COMMUNICATIONS

COMMITTEE ROSTER

Ron Allen
Jane Houston
Ram Venkateswaran



The Communications Committee meets the first Wednesday of every month at the site office at 5 p.m. All residents are welcome to attend. If you are interested in joining the committee please contact Michelle Wingo at 703-753-7745 or by email at mwingo@cmc-management.com

GATE KEY

If you have not yet registered on the Gate Key visitor access system, please do so in order for your visitors to avoid unnecessary delays. If you misplaced the information that was sent to you earlier this summer from SOS Security on how to register, please contact the site office at 703-753-7745 and our staff will help you get the process started.

Registering for Gate Key ensures your guests ease of access when visiting - you can even opt to receive text or email notifications upon their arrival! If you are not enrolled in the Gate Key system, or if you need information on how to enroll, please contact SOS Security (M-F) at 703-988-5702 or email gatekey@sossecurity.com.

WWW.LMROA.COM

A new community website was launched on January 1, 2017. While many of our residents have registered on the website, we still have a number of homeowners who have not. Registering at www.lmroa.com allows you to view important items such as announcements, calendars, governing documents, financial statements and newsletters just to name a few. It also enables us to reach out to residents through community-wide blast emails with important news and meeting information. If are not registered we encourage you to do so as soon as possible.

The Communications Committee wishes you and your family the best during the holiday season and in 2018.

Happy New Year,

Shashi, Jane, Ram and Ron

COMMUNITY SAFETY & VISITOR ACCESS



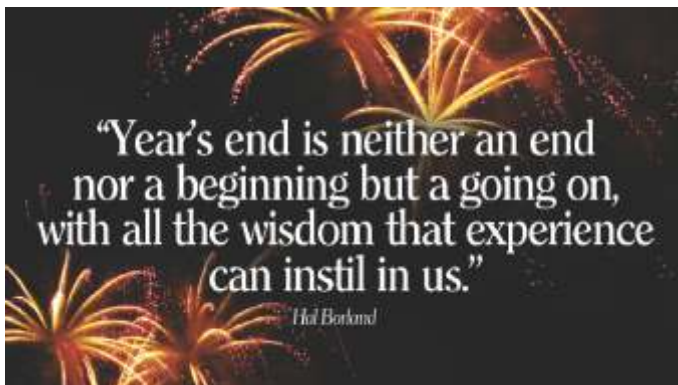
COMMITTEE ROSTER
Robert Glista
Gary Seyster

Rowland Bowers, Chair
rthbowers@comcast.net

Resident only lanes are about complete at Stonewall gate and under consideration at the Baltusrol Gate. With the completion of resident-only lanes, visitor access screening will change to include a "denied access" protocol. **This means that if a guest or vendor visiting your residence is not on your GateKey approved guest list they will be denied access and turned away until they have been included on your guest list or the gate attendant has been notified by you that they are authorized access.** As soon as both Gates have activated visitor lanes we will transition to the "denied access" protocol.

If you have not yet registered on the GateKey visitor access system, please do so in order that your visitors avoid unnecessary delays. If you misplaced the information that was sent to you earlier this summer from SOS Security on how to register, please contact the site office at 703 753 -7745 for assistance.

An accident which damaged the reader beyond repair at the Stonewall Gate, coupled with technology that has become obsolete, has necessitated our transition to new RFID readers and tags to replace your transponders. At the same time we will be issuing new Lake Manassas vehicle registration decals. A transponder exchange is planned for early January at the same time we will be issuing new lake Manassas vehicle decals.



COVENANTS



Ron Allen, Chair
LMROACovenants@gmail.com

As you decorate for the upcoming holidays, be aware of the guidelines set forth in the Lake Manassas Handbook (pages 51-52).

- Decorations must reflect the present season. Winter Holiday decorations may be up from Thanksgiving through January 31st.
- They shouldn't interfere with adjacent homeowner's enjoyment of their property, be excessive in number, size or brightness or draw excessive traffic or cause a dangerous condition to exist.
- They are not permitted on common areas unless part of an approved association community activity.
- If live decorations are used, ensure that all dead vegetation is removed promptly.

Have a joyous holiday season!

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MODIFICATIONS & CONSTRUCTION (MCC)



Diane Boyle, Chair

dianemboyle@comcast.net

COMMITTEE ROSTER

Barbara Bassett
Sara Howard
Peter Metrinko
Peggy Potochar

Spring will soon arrive and with the spring and summer months comes an increase in submissions to the MCC for exterior modifications. If you are considering any alteration or improvement to the exterior of your home, you must first gain approval from the MCC. Modification applications must be filed at least four business days prior to a scheduled meeting in order to ensure the committee has time to examine them and schedule any needed property inspections. The application is available on the community website (www.lmroa.com) as well as at the onsite office. Michelle can assist you with any questions you may have with the process. The MCC meets on the second Monday of the month at 5:00 PM at the Swim and Tennis Center/Management Office. Occasionally a meeting date must be rescheduled due to members' availability, so check with Michelle for confirmation.

The Committee is currently reviewing the Design Guidelines and will be making recommendations to the board for some minor revisions. The new Design Guidelines are anticipated to be complete sometime this spring. Once complete you will find the updated copy on the community website, however, if you would like a hard copy, please put in a request to Michelle and she will make arrangements to have a copy sent to you.

An issue the committee regularly addresses is homeowners who make exterior modifications without submitting an application or without waiting for approval from the MCC. Remember...no exterior modification should be made without first receiving approval from the Committee. It is important to note if you are in the process of selling your residence, homeowner's 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.

On behalf of the Modifications and Construction Committee, Happy New Year and our best wishes for 2018!

Diane



John Short, Chair

COMMITTEE ROSTER

Grete Bravo
Bev Luzader
John Schoeb
Cole Spalding

SWIM & TENNIS

Our usual fall activities cleaning up and winterizing the swim and tennis facilities are now complete. In addition to some minor repairs, the main pool got a new white coating and entry rails, a few of the interior pool lights were replaced and we installed a brand new pool cover. The Swim and Tennis committee will make recommendations to the board this spring for some possible improvements and enhancements to the pool and/or facilities.

During winter months the tot lot, basketball courts and tennis courts are available until 8 p.m. After a snow or ice event, please do not walk on or use courts until snow and ice have melted. Our snow contractor clears some of the sidewalks at the Swim and Tennis Center, however, please use caution when you are at the facility and avoid areas that may be covered with ice.

If you have any comments or suggestions for committee consideration, please send an email to Michelle Wingo at the site office at mwingo@cmc-management.com

Happy New Year,

John



Gary Huebner, PGA
Stonewall Golf, General Manager

Changes are taking place at Stonewall Golf Club, and we're looking forward to a great 2018! By now, most Lake Manassas residents are aware of the recent management change at Stonewall, and we're excited about the opportunity to improve the Club's operations! One of our goals is to create and further an environment that makes community residents want to frequent our restaurant, event spaces and golf course by combining the offerings of quality food, services and amenities with a welcoming, friendly atmosphere.

In the Brass Cannon restaurant, we are planning an all new menu roll-out in April 2018 with fresh, flavorful offerings that are uniquely ours. We are also working on plans to upgrade the clubhouse interior spaces to help create a comfortable, welcoming environment in all the various spaces. On the golf course, we are investing in improvements to some of the detail areas that make the experience as special as our setting!

While Stonewall is a public-access facility that is marketed as such throughout the region, we embrace our position in the local community and we pay special attention to providing hospitality to our Lake Manassas neighbors. I think you'll all agree that the overall success and profitability of Stonewall Golf Club is vital to land and home values in the Lake Manassas community, and we hope you will find it easy and satisfying to support the Club when you're looking for a place to gather with friends and family!

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STONEWALL GOLF CLUB MEN'S SENIOR GOLF LEAGUE

The Men's Senior Golf League has completed another successful season. The season culminated with two major events. The first was a Match Play Event first pairing golfers from the same flight and then pairing the winners of each bracket to determine the Men's Senior Golf League Champion. Bracket winners were: 1st Flight – Sam Bailey; 2nd Flight – Joe Greenlee; 3rd Flight – Dick Knodt; and 4th Flight – Patrick Normyle. In the end the Champion was Patrick Normyle besting Dick Knodt in the final match.

The second event was The Rowe Cup. The format for this event was similar to The Ryder Cup played every two years on the Professional Golf Association's (PGA) schedule. This event pairs the best golfers from the USA against Europe's best golfers. In our event there were two Teams each with 12 golfers. Errol Unikel was the Captain of one Team – The Cardinal Team and Joe Greenlee was the Captain of The Hawkeye Team. The competition was in four competitive formats over two days: Four-ball; Foursome (Alternate Shot), Captain's Choice and Individual Matches. The Cardinal Team defeated the Hawkeye Team 17 – 13.



As a side note The Rowe Cup was named for one of our Senior Golfers – Kerry Rowe - who unexpectedly passed away during this past season.

Both Events were fun, competitive and capped another successful Men's Senior Golf League Season. The League plans to form again next year with the season beginning in April. If you are interested look for League information in the Stonewall Golf Club Pro Shop in March 2018.

One last note—Thanks to the Stonewall Golf Club for their tremendous support during this past year!

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WHAT IS THAT NOISE???

Every home has it's own personality, a variety of noises you come to know and expect. But there are some noises that should not be ignored. Following are a few of them and what to do about them.

HEATING & AIR-CONDITIONING UNITS make a variety of noises when they go on, are running and shut off. It's perfectly normal to hear certain pings as the pipes expand and contract. However high-pitched squeals or a grinding noise from a heating, ventilation and/or air-conditioning (HVAC) unit could mean that a moving part is not working the way it should and requires quick action.

In case of this "new" noise immediately shut off the system, then wait a few moments and turn it back on. If the troubling sound is a whine, replace the unit's filter before turning it back on because the restricted air flow caused by a dirty filter could be the cause. If the sound returns, shut down the system again and leave it off until a pro can examine your system. The problem could be simple, such as a worn bearing, belt or even an electrical relay that is malfunctioning and a pro can replace them for a minimal fee. But the longer you allow the unit to make the sound, the greater the odds that the small problem will cause a larger one as parts strain or overheat, and then a motor or pump may have to be replaced.



ELECTRICAL HUMMING - This could be a fire hazard! Humming or buzzing sounds from an outlet or switch usually means a wire has come loose. If so, the switch or outlet might be warm to the touch as well—although not necessarily. A loose wire is a fire hazard, so call an electrician right away to check out the humming or buzzing. If it is just a loose wire, fixing it should cost no more than the basic service call rate.

Humming or buzzing noises from a lighting fixture could point to a loose wire as well—but with lights, there's a good chance that something else is to blame. If the humming light is on a dimmer switch, or the dimmer switch itself is humming, replace the bulb with a different type of bulb or one made by a different company. Some bulbs mention on their packaging that they are designed to work well with dimmers. If that doesn't end the sound, replace the dimmer. If a fluorescent bulb is making the noise, the fixture's "ballast" might need to be replaced (the ballast is the part of the fixture that controls voltage to the bulb).



WALL OR ATTIC SOUNDS - Scratching or scurrying from within a wall or ceiling usually indicates an issue with rodents or a small animal. Get it out as soon as possible. The longer this uninvited houseguest lingers, the greater the odds that it will chew through wiring...die in your walls, causing an unpleasant lingering odor...or give birth to babies.

You can set traps or put down poison but it could be consumed by your children or pets. A professional in this arena will know what to do. Once you eliminate the pest your real work begins. Now you have to search for and seal the opening that it used to get into your home so that other animals can't get in. Expanding spray sealants are a simple and effective way to fill small gaps. Builders often fail to properly seal off the openings beneath drain assemblies so if you have a crawl space under your home you might want to start your research there.

WATER LEAK DRIPPING - A water leak inside a wall can destroy wallboard and insulation and lead to mold or mildew problems. Fortunately, not every water sound signals a problem—sometimes the water is safely inside pipes.

First, check your basement or crawl space below the spot where you hear the

water sound. If there is a water leak, that water likely would find its way down there. If you see water or water damage, call a plumber immediately (or a roofer if the water dripping sounds occur only when it is raining and/or when there is ice or snow on the roof). If you do not find water beneath the location of the dripping sound but the troubling water sound persists, conduct a water-loss test. Stop all water use in your home for 30 minutes—instruct family members to refrain from flushing the toilet and using the sink, tub, shower, dishwasher and washing machine during this time...and turn off the ice maker, sprinkler system and any other systems in the home that use water on their own.

Note the exact reading on your water meter at the beginning and end of this half hour. If this reading has not changed, it's unlikely that you have a leaky pipe. If it has changed even slightly, shut off the water to your toilets and redo the test—leaky toilets are the most common source of phantom water use. If this second test still shows no water use, it would indicate a toilet is leaking. Check the overflow control in the toilet tank or consider replacing the toilet's flapper valve or call a plumber.

BANGING OR THUMPING PIPES -

This is called "water hammer" and is caused by water changing direction or being brought to a sudden halt in pipes. Water hammer almost never causes any problems for the home, but the noise can be annoying. If you want it to stop, install "water hammer arrestors" in the waterline near appliances and fixtures that tend to trigger the noise. These cost just \$10 to \$15 at home centers and provide a cushion of air that absorbs the force of the water, greatly reducing the noise.

(Continued)



WHAT IS THAT NOISE???

(Continued)



WATER-HEATER NOISE -

Water heaters fueled by natural gas or oil make a subtle "poof" noise when the gas or oil ignites at the start of a heating cycle. Other than that, water heaters should operate almost silently. If you hear gurgling or popping noises

coming from your water heater, that means it's struggling to operate and might soon fail, most likely because sediment has built up around its coils. You might be able to save the water heater by draining it to flush away this sediment. Check your heater's manual for specific instructions, but typically the procedure involves shutting off the water and electricity to the water heater (even gas- and oil-fueled heaters use electricity for ignition), attaching a hose to its drain spigot near the base, running the other end of the hose to a drain, then opening the drain valve. After the water heater has drained, close the drain valve and turn on the electricity and water to the tank. Do this every year.

FIREPLACE DRIPPING SOUNDS - If you hear dripping from your fireplace when it rains, it could mean that rain is finding its way down your chimney. You need to put a stop to this or the metal firebox inside your fireplace could rust, creating a fire risk. The source of the problem could be as simple as loose flashing or a dislodged chimney cap. If so, a roofer probably can correct it very easily. You even might be able to solve this yourself, perhaps using caulk to seal gaps between the flashing and the chimney if you are comfortable walking on your roof. If bricks are coming loose, you might need a brick mason, which could cost hundreds or thousands of dollars depending on what's needed.

REAL ESTATE IN LAKE MANASSAS SALES

(September 1, 2017 - November 19, 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
8198 Snead Loop	\$642,000	\$675,000	36	12
8355 Roxborough Loop	\$654,000	\$699,900	29	16
8345 Roxborough Loop	\$639,900	\$639,900	66	16
8365 Sapphire Lakes Court	\$638,000	\$659,900	95	11
15833 Spyglass Hill Loop	\$600,000	\$624,900	74	12
15780 Spyglass Hill Loop	\$612,500	\$625,000	46	12
15791 Spyglass Hill Loop	\$675,000	\$699,999	128	12
8061 Crooked Oaks Court	\$700,000	\$750,000	203	22

CURRENT LISTING & PROPERTIES UNDER CONTRACT

ADDRESS	LIST PRICE	AGE	ADDRESS	LIST PRICE	AGE
8104 Willingboro Court	\$559,000	18	15013 Ransom Oaks Court	\$649,900	13
8409 Link Hills Loop	\$559,900	11	8240 Roxborough Loop	\$664,900	13
8039 Arcadian Shore Court	\$559,900	20	8100 Amsterdam Court	\$674,900	17
8067 Horse Shoe Bay Court	\$579,000	23	8299 Roxborough Loop	\$693,500	15
15510 Tuxedo Lane	\$625,000	12	8253 Roxborough Loop	\$749,900	13
8449 Link Hills Loop	\$639,000	12	15763 Spyglass Hill Loop	\$774,000	12
8300 Hancock Court	\$640,000	11	15843 Spyglass Hill Loop	\$775,000	14
7990 Bonnie Briar Loop	\$649,900	17	15858 Spyglass Hill Loop	\$1,295,000	13

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

*DOM = "Number of days on Market"

NC = New Construction



NEW LAKE MANASSAS HEALTH & REHABILITATION CENTER

120-bed high-tech rehab, skilled nursing center open in Gainesville.

The new Lake Manassas Health & Rehabilitation Center located at 14935 Holly Knoll Lane is now open. It's an innovative design revolutionizing rehabilitation recovery services for patients in Gainesville and the surrounding communities. The project represents a \$22 million dollar investment in the local community through the creation of new jobs and services. Lake Manassas Health and Rehab brings 120 new full and part-time jobs to the area. With high tech therapy, gym access to 120 private rooms, private bathrooms, restaurant-style dining and more, this new Center is unlike anything in the area.

Patients come to Lake Manassas Health & Rehab with medical conditions including cardiovascular illness, hip or knee replacements, stroke, heart failure, pneumonia and post surgical care. They are introduced to a variety of revolutionary equipment, including the AlterG anti-gravity treadmill. This device, designed by NASA, uses advanced unweighting technology that provides support, safety, and stability for patients during rehabilitation. It has been proven to help stroke and orthopedic patients get back on their feet faster.

Also in the gym, patients will find interactive CyberCycles, a HUR iBalance interactive training system, strength and cardiovascular training equipment, a Dynamic Stair Trainer, and more. These modern additions are all designed to enhance our patient experience under the hallmark LifeWorks Rehab program.

The neighborhood design is also unique to this new building offering walkout patios, cafés, a courtyard, and a comfortable restaurant-style dining atmosphere perfect for family visits. Large windows and vaulted ceilings provide natural light and a modern setting.

"Lake Manassas Health & Rehabilitation Center promises to be the market leader in skill nursing services, and provides an alternative to acute inpatient rehab," said Amanda Gannon, Administrator of Lake Manassas Health & Rehabilitation Center. "We are proud to provide a high-tech environment unlike anything found locally, all to help our patients get back to home and health."

If you would like more information call (703) 743-3999 or visit www.lakemanassashealthrehab.com

Prince William County Public Schools Calendar 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

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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 and 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.



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.

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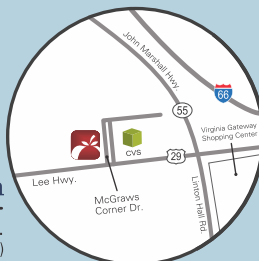
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*APY = Annual Percentage Yield as of 12/01/2017 on balances up to \$1,500 and is subject to change. Balances over \$1,500 will earn Apple's regular savings rate. Membership eligibility requirements apply. Federally insured by NCUA.



Important Notice

The following information describes the statement of services that the

LMROA is contracted for with American Disposal. This includes days of service as well as when/what items can and will be removed. If you have questions you can visit the American Disposal website at www.americandisposal.com or contact the LMROA site manager by sending an email to: lmroaconcerns@gmail.com

GENERAL PICK-UPS

Items should be placed curbside no later than 5 a.m. on Mondays (trash and recycling) and Thursdays (trash and yard waste) in covered cans or in trash bags that are secured tightly. Service provider will not empty containers that weigh more than 35 lbs.

RECYCLING

Acceptable recycling: aluminum and tin cans, glass, plastic types one through seven (1-7), plastic bottles, wide mouth plastic containers & rigid plastics, empty aerosol cans, paper – including newspaper, magazines, office paper, envelopes, cardboard, paperboard (cereal boxes, shoe boxes, frozen food packages) and corrugated cardboard (moving boxes, etc.). For a complete list of acceptable materials visit the American Disposal website at www.americandisposal.com/acceptedrecycling

YARD WASTE

Yard waste is picked up on Thursday. Grass clippings and leaves need to be placed in biodegradable paper bags or a personal trash can marked "Yard Waste." Tree limbs and brush must be tied in bundles no longer than four (4) feet in length and six (6) inches in diameter. Bundles or items that are bagged are not to exceed 50 lbs. There is a maximum of ten bundles of tree limbs and brush per pick up and a maximum of ten bags of leaves per pick up.

SPECIAL PICK UPS

American will provide curbside pick-up for furniture and other large non-metallic household items (not to exceed 2 cubic yards in volume) on Thursdays. There will be an extra charge for special pick-ups that exceed 2 cubic yards in total volume, including more than ten bundles of tree limbs and branches and for the pick-up of ferrous metals/white goods such as stoves, refrigerators (all CFC's should be removed prior to pick-up), washers, dryers, hot water tanks, and other bulky metallic items. Special pick-ups need to be scheduled with American in advance. Individual owners may request a special pick-up at their own expense.

PROHIBITED

The following are prohibited materials and will NOT be collected: dead animals, oil, paint, stains, batteries, construction and remodeling materials, manure, tree stumps, mulch, sod, dirt, stone, rocks, cement, bricks, poisons, dangerous acids, caustics, explosives or other materials excluded by disposal sites.

TRASH REMOVAL INFORMATION



CAUTION

Broken glass or tin can lids should be wrapped in paper bags. Ashes remain hot for several days, so please store them in a metal container, out of the house, for about a week prior to putting them out for pickup.



CHRISTMAS TREE RECYCLING

Christmas Trees are collected during the first two weeks in January. Whether you leave your tree at your curb or drop off at the recycling center - the County mandates you do the following:

- Remove all decorations from trees, checking carefully for items hidden behind thicker branches or limbs
- Remove tinsel, fake snow, angel hair, etc.
- Remove all lighting
- Remove all twine, metal or plastic ties and string
- Do **not** place in plastic bags or "Christmas Tree Disposal Bags"
- Remove stands and bases from trees
- Cut any trees over 8 feet tall in half

Removing the tree: The best way to avoid a mess removing your tree is to place a plastic tree bag (which are available at hardware stores) underneath the stand when you set the tree up! You can hide it with a tree skirt. Then, when the holidays are over, pull the bag up around the tree, stand and all, and carry it outside. Obviously, you will want to remove the stand and bag before recycling the tree. If some needles do scatter inside, it is better to sweep them up; as needles can clog vacuum cleaners.

Know that your tree still makes a difference after the holidays aeach year the county processes thousands of recycled Christmas trees into mulch.

Important: Never burn your Christmas tree in a fireplace or wood stove. Pines, firs and other evergreens have a high content of flammable turpentine oils. Burning the tree may contribute to creosote buildup and risk a chimney fire.

COMMUNITY CALENDARS

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Trash Recycling	2	3 5pm Communications	4 Trash	5	6
7	8 Trash Recycling 5pm Modifications & Construction	9	10 7pm Swim & Tennis	11 Trash	12	13
14	15 Trash/Recycling  6pm Covenants	16	17	18 Trash	19	20
21	22 Trash Recycling	23	24	25 Trash 5pm Budget & Finance	26	27
28	29 Trash Recycling	30	31	JANUARY 2018		
FEBRUARY 2018				1 Trash	2	3
4	5 Trash Recycling	6	7 5pm Communications	8 Trash	9	10
11	12 Trash Recycling 5pm Modifications & Construction	13	14 	15 Trash	16	17
18	19 Trash/Recycling  6pm Covenants	20	21 6pm CSVAC	22 Trash 5pm Budget & Finance	23	24
25	26 Trash Recycling	27	28			

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
MARCH 2018				1	2	3
4	5 Trash Recycling	6	7 5pm Communications	8 Trash	9	10
11	12 Trash Recycling 5pm Modifications & Construction	13	14 7pm Swim & Tennis	15 Trash	16	17 
18	19 Trash Recycling 6pm Covenants	20	21	22 6pm IMROA Board Quarterly Meeting 5:30 closed session/ 6pm open session Tentative	23	24
25	26	27	28	29 Trash	30	31

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.



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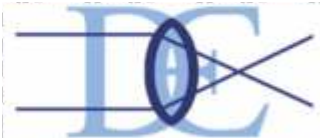
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COVENANTS INSPECTIONS:

While we understand that there are some aspects of property maintenance that cannot be attended to various 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:

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.

- 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

(Continued)

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. **Short term leases and Airbnb's are not permitted in the Lake Manassas community.**

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.

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.

COVENANTS PATROLS



SOS Security is providing us with an "after hours" patrol service to record and report street parking and trash violations during times when management staff is not on site (evenings and weekends).

Violation notices will be sent to homeowners who continually park their vehicles in the street (including RVs, boats and trailers) or put/leave their trash cans and grass clippings out prior to the evening before pick up. Trash and recyclables are picked up on Mondays and Trash and Lawn Debris are picked up on Thursdays (not to be placed at curb prior to dusk the evening before a pick up). **Keep in mind that violation charges may be assessed to your account for continued non-compliance.**

SOS can be spotted in one of their marked patrol cars as seen above. They will photograph violations and email them to the site office where staff will begin due process for violations.

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Email: Prolift@verizon.net

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



Support the LOCAL businesses who support the Lake Manassas community, tax base, schools, sports teams, events and this community publication! Consider them for all of your business or we could lose local options to the internet!

LAKE MANASSAS CONNECTION

NEWSMAGAZINE PUBLICATION DATES & INFO

Advertising, Photo & Article Deadlines are as follows:

Spring Issue: Deadline: March 1

Summer Issue: Deadline: June 1

Fall Issue: Deadline: September 1

Winter Issue: Deadline: December 1

For information call Imagery at 703.723.3400

or email: imageryads@aol.com

Do you have any ideas for this publication? Photos or a story to share ... **This is YOUR COMMUNITY PUBLICATION and we welcome your input.** Write to us at newsletter@lakemanassasroa.com

And if you know of anyone who could benefit from **advertising** in this publication - please give them our email address Imageryads@aol.com. It is advertising that brings this publication to you at no charge. So please consider the advertisers for your business. They support Lake Manassas and we hope you will support them.

STAY OFF "FROZEN" PONDS

Residents are reminded that ice covered ponds and lakes are very dangerous and should be avoided. Varied weather, temperatures, water features and water movement underneath the ice all contribute to an uneven thickness at the surface. Even though the ice may appear to be thick enough to support a person and/or animal, this inconsistent ice can give way at any time. If you witness someone who has fallen through the ice, immediately call 9-1-1 for help and do not go on the ice. If safe, stay on the shore and be ready to indicate to Fire Rescue exactly where the victim fell through the surface.



Key safety advice for icy water includes:

☒ Do not go onto ice-covered lakes or ponds – it's not safe. (In the event of entering icy water hypothermia can set in very quickly, reducing the ability to get out safely).

☒ The ice closest to the bank may appear to be thick but it may become thinner in other areas.

☒ If a dog or another animal falls through the ice, do not go to its rescue. If the ice did not support the animal, it is not likely

to take your weight either.

☒ If you do see a person or animal in difficulty on frozen water, call 9-1-1 and direct the Emergency Services to the scene.

Parents, please tell your children that it is extremely dangerous, even deadly, to walk or skate on the ponds in the community. Let's keep our neighborhood safe!

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**Lake Manassas
Residential Owners'
Association**

14900 Turtle Point Drive
Gainesville, VA 20155

SNOW REMOVAL POLICY

- ❄ **Snow removal begins once the depth of snow reaches two inches on the roads (as reported at Dulles Airport). While the Association does not begin plowing until the two inch mark is reached, our contractor is on standby and is prepared to handle any potential snow storms, large or small.**
- ❄ **Salt and sand is applied on roads on an as needed basis as authorized by the Association.**
- ❄ **Main roads are plowed first followed by secondary roads, cul-de-sacs and pipe stems.**
- ❄ **It is recommended that you shovel your driveway *after* a plow comes through. If you must shovel before a plow comes through, always shovel to the right, facing the street.**
- ❄ **Skating or playing on any frozen pond or lake area is dangerous and prohibited!**
- ❄ **Weather can change throughout the day. Always use caution when walking on sidewalks.**
- ❄ **Please do not approach any vendors.**



Contact the LMROA Onsite Manager, Michelle Wingo with any questions or concerns at 703.753.7745 or by email at mwingo@cmc.management.com

**HAPPY NEW YEAR
LAKE MANASSAS!**