

# LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

SPRING 2018

VOLUME 14, ISSUE 1

SPRING ADDS NEW LIFE,  
COLOR, BEAUTY & NEW BEGINNINGS  
IN LAKE MANASSAS... ENJOY!



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

Send your emails to: [lmroaconcerns@gmail.com](mailto:lmroaconcerns@gmail.com)

## BOARD OF DIRECTORS

Gary Border, President  
Bob Hale, Vice President  
Don Minogue, Treasurer  
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## COMMITTEES

### BUDGET & FINANCE

Chair: Open Contact Michelle Wingo 703.753.7745  
[mwingo@cmc-management.com](mailto:mwingo@cmc-management.com)

### COMMUNICATIONS

Shashi Mehta, Chair 703.328.2448  
[skm8159@gmail.com](mailto:skm8159@gmail.com)

### COMMUNITY SAFETY/VISITOR ACCESS

Rowland Bowers, Chair 703.732.2471  
[rthbowers@comcast.net](mailto:rthbowers@comcast.net)

### COVENANTS

Ron Allen, Chair  
[Lmroacovenants@gmail.com](mailto:Lmroacovenants@gmail.com)

### MODIFICATIONS AND CONSTRUCTION

Diane Boyle, Chair 571.261.1589  
[dianemboyle@comcast.net](mailto:dianemboyle@comcast.net)

### SWIM & TENNIS CENTER

John Short, Chair  
[LMROACConcerns@gmail.com](mailto:LMROACConcerns@gmail.com)

### NEWSLETTER CONTACT:

[newsletter@lakemanassasroa.com](mailto:newsletter@lakemanassasroa.com) 703.723.3400  
[imageryads@aol.com](mailto:imageryads@aol.com)

## MANAGEMENT COMPANY

Community Management Corporation (CMC)  
4840 Westfields Blvd., Suite 300 - Chantilly, VA 20151  
Adrienne Harper, Portfolio Manager 703.631.7200  
[aharper@cmc-management.com](mailto:aharper@cmc-management.com)

Site Info: 14900 Turtle Point Drive - Gainesville, VA 20155

Michelle Wingo, On-Site Community Manager  
[Mwingo@cmc-management.com](mailto:Mwingo@cmc-management.com) 703.753.7745  
Fax 703.753.1886

Lindsay Payne, Covenants Administrator  
[lpayne@cmc-management.com](mailto:lpayne@cmc-management.com)

OnSite Hours: Monday - Friday: Walk-In: 10am - 12:30pm  
After 12:30pm by appointment please!

Customer Service Center 703.631.7200  
Website: [www.cmc-management.com](http://www.cmc-management.com)  
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Cover Photo By Shashi Mehta

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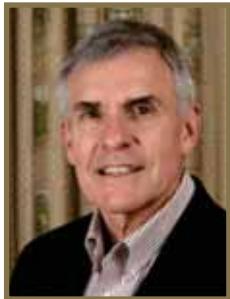
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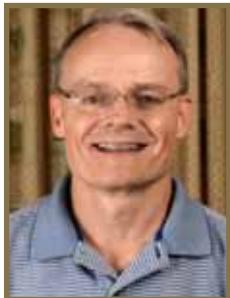
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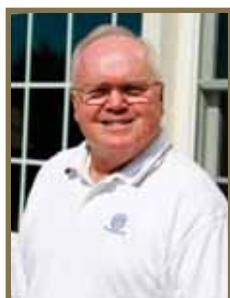
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President



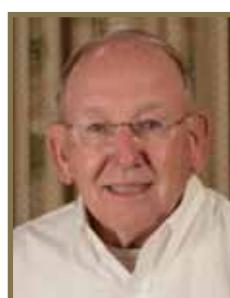
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Joe Greenlee  
Director

# FROM THE BOARD

Since publication of the Winter Edition of the *Lake Manassas Connection* your Board of Directors has been active as evident by the actions/information outlined below. The Board expects to remain fully engaged beginning this spring through the summer in the projects outlined at the end of this article.

## **SINCE JANUARY 2018 –**

- **Transponder Exchange** - On January 13 over 400 homeowners in Lake Manassas participated in the transponder exchange for UHF RFID Tags. While there are still a number of homeowners who have not exchanged their transponders, the January exchange was deemed very successful. Residents who have not exchanged their transponders are encouraged to exchange their transponders at the Community Office (next to the swimming pool). Soon the old transponders will not allow residents access through any gate in the Community.
- **LMROA Quarterly Board Meeting** - March 28 – The Meeting will have been concluded. The Agenda was to include: 1) Discussion of the Community's Vehicle Parking and Towing Policy; 2) Community Gate Improvement Projects; and 3) Discussion of the Proposed Cellular Tower near the VDOT Facility, with Supervisor Lawson, PWC Board of Supervisor present to respond to questions.
- **Covenant's Committee** - The Board appreciates the resident feedback regarding the updated parking and due process policies. With the help of the Covenants Committee, the feedback is being utilized to further improve the policies.
- **Community Gate Improvement Projects** -
  - **Construction at Stonewall Gate** - The construction has been completed and the Resident Lane was officially opened on March 1. The Landscape Project is scheduled to be completed in April. The Board is looking to improve the appearance of the Guard House with a stone façade and a fresh coat of paint. There isn't a timeline to complete this project.
- **Baltursol Gate Improvements** - Negotiations with the LMA are ongoing.
- **Amsterdam Gate** - Replace the boulder on the walking path on Turtle Point with a lighted bollard.
- **Community Safety and Visitor Access Committee** - The CSVAC has been very active in support of the 1) Stonewall resident lane opening, 2) preparing a speed radar sign for use in the Community and 3) finalizing the traffic calming study and recommendations.
- **Communications Committee** - The Committee recently 1) completed a community survey regarding the proposed cellular tower near VDOT, 2) engaged in extensive efforts to inform the Community about the opening and procedures at the Stonewall Gate, 3) improving the Community website and 4) promoting resident registration. Residents are strongly encouraged to register at [www.lmroa.com](http://www.lmroa.com) to ensure you receive important general information about the Community, security updates that might impact the Community, (e.g., power outages and extreme weather updates).
- **Budget and Finance Committee** - The Association remains in good financial health. The budgeting process for 2019 is underway and will be supported by a reserve study to be conducted in the spring. The Board is looking for two-volunteers to serve on the Committee.
- **LIDL Market at Lake Manassas** - Prince William County has yet to receive the final construction building permits from LIDL.
- **FIOS – Western Peninsula** - Thank you to those Residents who signed the consent form to amend the LMROA Declaration. The Community still needs approximately 150 more signatures to be able to move forward with the Declaration Amendment which would allow the Board to grant the necessary easement to Verizon for the installation of FIOS on the Western Peninsula. Please stop by the Community Office and sign the consent form if you have not

(Continued)

FOR EVERY PERSON WHO HAS EVER LIVED, THERE WILL BE  
A SPRING YOU WILL NEVER SEE.  
GLORY IN THE SPRINGS THAT ARE YOURS.

# LAKE MANASSAS ROAD BOARD OF DIRECTORS *(Continued)*

## **SUMMARY OF PLANNED ACTIONS FOR 2018**

- Complete sport court repairs/cracks filled
- Open resident-only access lane at Baltusrol Gate using the UHF RFID tag
- Complete pavement overlay at Kamehameha Place and Swim and Tennis Center parking lot and inspect roads for possible repairs throughout community
- Complete street light post repairs/paint where needed
- Complete walking trail/path repairs
- Assess retaining wall behind Kamehameha Place for repairs/replacement
- Complete Stonewall Entrance Project (consider refacing the Guard House with stone and fresh paint and complete landscaping around the gate)
- Address erosion and tree removals behind Swim and Tennis Center tot lot

- Consider improvements for the wading pool and/or main pool
- Complete the installation of new readers at all gates and exchange transponders with new RFID tags
- Register vehicles and issue 2018-20 decals and UHF RFID tags

We would also like to thank all of our volunteers for their service and support. Please enjoy their reports. We encourage all of our residents to volunteer for any of these Committees.

Finally we would like to thank the residents of the Community for your support and occasional, yet valuable feedback in helping to improve the Lake Manassas Community. We would encourage you to continue providing the Board with feedback all of which contributes to improving the Community in which we live.

Sincerely,  
*Gary, Bob, Don, Rex and Joe*



**Michelle Wingo**

General Manager  
[mwingo@cmc-management.com](mailto:mwingo@cmc-management.com)

**Adrienne Harper**

Portfolio Manager  
703.631.7200 (office)  
[aharper@cmc-management.com](mailto:aharper@cmc-management.com)



**Lindsay Payne**

Covenants Administrator  
[lpayne@cmc-management.com](mailto:lpayne@cmc-management.com)

## *M*ANAGEMENT REPORT

**“SPRING IS THE TIME OF PLANS AND PROJECTS.”**

~ *LEO TOLSTOY, Anna Karenina*

### **Spring Cleaning...**

It's spring time and that means spring cleaning! When you do your "spring cleaning" this year, take some time to look at the exterior of your home. Do you need to touch up the paint on your trim, shutters, doors, mailbox? Prune or replace some shrubs and replenish your mulch? With warm weather having arrived a little earlier than usual and with no measurable snow fall, we were able to begin our annual Covenants inspections in February. If you receive a notice of correction from us, please do your best to comply within the time frame allowed or contact us to discuss an extension. Communication is the key to avoid receiving repeated notices and possible penalties for continued violations.

### **Dog Walkers**

We would like to remind residents to clean up after their pets and dispose of pet waste properly. Also, be aware of where you are walking your pets – especially where you allow your dog to urinate. Brown/burned spots on lawns from dog urine is unsightly, unsanitary and unfair to residents who work so hard to maintain their lawns. See *article on page 20*.

### **Ding Dong...**

...No, that's not Avon calling! Residents throughout the community have reported door bells being rung only to find there is no one there. This can be startling when you are not expecting visitors – especially at night. Our off duty patrol officers keep an eye out for suspicious persons and activities.

Hope you enjoy the warmth of spring and summer!

*Michelle*



# Jim & Dawn Gaskill

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- *Lake Manassas Residents for over 19 years*
- *Over 40 years combined Real Estate Experience*

**Spring has Sprung! Check out our recent sales activity below...**



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CONTRACT on Amsterdam



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*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**

## BUDGET & FINANCE

### COMMITTEE ROSTER

Romesh Deora  
Dick Knott  
Joshua Quill

The Budget & Finance Committee is in need of additional volunteers. We would like to thank former committee members Jack Boyle, Doug Brady and Jim Short for their service. If you are interested in becoming a member of the Budget and Finance Committee please reach out to our site manager, Michelle Wingo at [mwingo@cmc.management.com](mailto:mwingo@cmc.management.com).

Meetings are held bi-monthly as required and generally last for no more than one hour in length.



**Shashi Mehta, Chair**  
[skm8159@gmail.com](mailto:skm8159@gmail.com)

## COMMUNICATIONS

### COMMITTEE ROSTER

Ron Allen  
Jane Houston  
Ram Venkateswaran

### LMROA.COM WEBSITE

We launched the website [www.lmroa.com](http://www.lmroa.com) in 2017 and can now report it has achieved great success. Currently we have 504 Lake Manassas residents registered on it. The benefits to community residents range from news alerts, updates on infrastructure improvements (RFID tags, window decals, visitor lane and gate improvements etc.), ability to stay in touch from a variety of smart devices, to visitor notifications, and much more. The community website has been an extremely effective means of communication to residents who wish to be kept informed.

#### **To share some statistics -**

- In the past 30 days, we have had 298 residents connect to our website, for a total of 446 sessions. This means 2/3 of our registered residents have visited the website, half of them, twice in that period. This speaks to the user friendly, high usability aspects of the website.
- The website pages most visited are "Community Calendar," "Amenities and Services," "Association Governing Documents" and "Members Directory". This illustrates to the high degree of useful content being provided by the website.
- The website peak usage hours are 6-9am, 11am-2pm, 6pm-8pm. This suggests that our community is using the website for a valuable means of communications that meets the residents needs at all hours including those times when we expect heavier traffic.
- Another statistic of interest is the kinds of devices being used to access lmroa.com. Within the past 30 days, 71% of the residents have used desktop/notebook computers to visit our website. 22% of the residents have used smartphone mobile devices, meanwhile 7% of our residents have used smart tablets to access lmroa.com.

The Communications Committee will, from time to time, share additional data deemed valuable to residents. If you would like to join this committee's efforts to assist and serve your community, please reach out to us by emailing [info@lmroa.com](mailto:info@lmroa.com).

*Shashi, Jane, Ram and Ron*

# MODIFICATIONS & CONSTRUCTION



**Diane Boyle, Chair**  
[dianemboyle@comcast.net](mailto:dianemboyle@comcast.net)

## COMMITTEE ROSTER

Barbara Bassett  
Sara Howard  
Peter Metrinko  
Peggy Potochar

It's the time of year when we begin to see more homes go on the market. It is important to note if you are in the process of selling your residence, association resale documents involve an inspection of your property to inform the buyer that all exterior modifications have been approved and conform to the design guidelines. It is in your best interest to submit an application for those changes which you have completed without the Modifications Committee approval. Otherwise this will be cited as a violation and may possibly delay your sale.

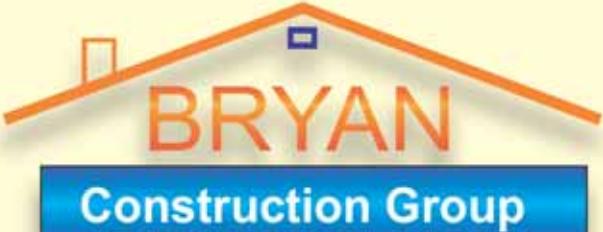
If you are considering any alteration or improvement to the exterior of your home, you must first gain approval from the MCC. Modification applications must be filed at least four business days prior to a scheduled meeting in order to ensure the committee has time to examine them and schedule any needed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

The committee has been reviewing the Design Guidelines and will make some minor suggested edits to the board this spring. Residents are encouraged to attend meetings and submit suggested changes to the MCC.

In addition to reviewing homeowner applications for exterior modifications, the committee conducts monthly common area inspections between March and November and provides a written report to the board that includes recommended replacements/improvements.

Most recently the committee worked with KCS Landscaping on a landscape design for the Stonewall gate which is scheduled for installation in mid-to-late April. Pruning and dead tree removal near the tree save area behind the townhomes at Kamehameha Place was done this past fall/winter. A plan to replace the wooden retaining wall behind Kamehameha Place is being discussed with engineers. As the time draws near for replacement residents on Kamehameha Place will be notified by mail.

*Diane, Barbara, Peggy, Peter and Sara*



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**WWW.BRYANCONSTRUCTIONGROUP.COM**



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

Safety, aesthetics, and community value, are important reasons for open and clear streets. Motorists can see children playing or riding their bikes. Walkers, runners and roller bladers have a clear line of sight. For those playing or exercising it affords them the opportunity to see oncoming traffic even if they cannot hear it. People often buy into a community because of the clean uncluttered appearance of the streets.

For these, and other reasons, the developer for Lake Manassas Residential Owners Association included a strict on-street parking restriction, along with 21 other use restrictions, in the 1995 Declaration of Covenants, Conditions, and Restrictions that govern our community. These restrictions, or covenants, were recorded in the Prince William County Land Records, and are enforceable and a part of the chain of title for every lot. The legal basis and required structure for covenant enforcement is further codified in Virginia Law under the Property Owners' Association Act and the Nonstock Corporation Act. Every owner receives a copy of the LMROA Declaration and the community Handbook, which lays out the restrictions, design guidelines, and due process procedures, when they buy a home in Lake Manassas. The information is also included on the community website.

The Parking Restriction as it appears in Article XII, Section 2 of the Declaration states: "Vehicles of occupants and guests of Residential Units shall be parked only in the garages and in the driveways, if any, serving the Residential Units or in appropriate spaces or designated areas in which parking may or may not be assigned and then subject to such reasonable rules and regulations as the Board of Directors may adopt."

As the community grew and matured it became clear that the restriction could not be absolute and, within the Association's author-

## LAKE MANASSAS ON-STREET PARKING POLICY

*By Rowland Bowers and Ron Allen*



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

ity, room had to be made for reasonable exceptions such as social gatherings and temporary on-street parking needs of residents and guests. These parking restrictions do not apply to pipe stems which are private drives/privately owned. Just as there are occasional exceptions to the rules, like any community, there are those few that habitually disregard community rules at the expense of neighborhood aesthetics and safety. It is for these exceptions, that the rules are written.

### **Following is a summary of the evolution of the Parking Rule.**

From 1995 until 2010 the parking policy in effect and provided to residents in various Handbooks and notices was the parking "use restriction" as it appears in the Declaration (see above).

In 2010 the parking policy was updated to first, restate the "use restriction" in the Declaration, and second, allow an exception for large gatherings, when certain requirements are met, including, but not limited to; requiring notification of management, by email or phone, during regular business hours, and prior to the gathering. The policy further stated that when an exception was granted, cars could remain until 8:00 am the following day unless management allowed a later time. A provision was also added to allow towing, if after notification and imposition of charges, the violation continued.

In 2014 the parking policy was modified and posted on the LMROA website:

- It specified owner's responsibility to ensure those living in their property utilized garages and driveways for parking.
- It restated that guests park in the driveway, but if there is a need to park on the street for a limited period time, the onsite manager must be notified and give approval.
- A change was made for large gather-

ings that specified guests could not park overnight without prior authorization of management.

- It added a requirement that where an exception was granted owners are to ensure that guests' vehicles are not impeding the flow of traffic, not blocking others' driveways, are facing in the proper direction, do not block fire hydrants, and are not parked close to stop signs.

- The 2014 Policy introduced the requirement for guests to display a temporary parking pass to be obtained at the management office or guard houses after hours.

- The 2014 Policy also added a requirement that Service Vehicles are to park in the resident's driveway, or if not feasible due to vehicle size, the vehicle is to display a temporary parking pass, provided by management.

The 2014 Policy was made available by posting on the community web site. Handbooks with all use restrictions and design guidelines have been issued to residents in 2002, 2005, 2010, and 2014 as well as being provided to new owners upon the purchase of their residence.

In 2018 (January) the 2014 policy was modified slightly to give the onsite manager more discretion in determining whether parking passes needed to be displayed. The 2018 Policy also included, in more specificity than the 2010 policy, the applicable violation enforcement procedures (See Below) enacted by the Board, under separate policy resolution.

Many residents have read this policy, some for the first time, and have made several reasonable suggestions for changes and improvements that address certain process concerns and certain requirements that may be impracticable for residents to comply with. At the time this *Lake Manassas (Continued)*

Connection publication was published the Covenants Committee was working on recommendations to the Board for changes that address these concerns.

### **Lake Manassas Due Process Enforcement Procedures**

Article II(e) of the Declaration gives the board the power to impose reasonable charges and penalties for violations of the LMROA Declaration, rules or Bylaws. Section 22 of the Bylaws specifies the due process procedures for violations. These procedures are in accordance with Virginia law, as amended. These procedures have been in place and provided to owners (members) since 1995, and except for changes and updates to Virginia law regarding penalty limits and notification requirements, have not changed over the past 20 years.

Section 55-513 of the Virginia Property Owners' Association Act sets forth the legal basis for Property Owner Association Boards of Directors (to the extent the Declaration provides) to establish, adopt, and enforce rules and regulations with respect to use of the common areas. The Act also gives the Board of Directors the power to 1) suspend the use of common areas and/or 2) assess charges against any member for any violation of the Declaration or rules for which any owner, family member, tenant, or other invitees are responsible. The Act further states that before any penalties are assessed for a violation, the owner should be given a reasonable opportunity to correct the alleged violation after written notice. If the violation remains uncorrected the member shall be given an

opportunity to be heard and represented by counsel. If a hearing is not requested, or as a result of the hearing, the Association may assess a penalty. If the penalty is monetary it cannot exceed \$50 for a single offense, or \$10 per day for any offense of a continuing nature, but not for more than 90 days.

Except for a couple of changes discussed below, the Due Process Enforcement Procedures sent to residents on January 1, 2018 are substantially no different than the procedures provided residents and dated March 2002, May 2005, August 2007, May 2010, and July 2010.

### **Changes to the LMROA 2010 Due Process Enforcement Procedures:**

The most recent changes to the Property Owners Association Act affecting LMROA's 2010 enforcement rules requires HOA's to provide owners with an "Notice of Correction" in which the owner is given a reasonable opportunity to correct the alleged violation, prior to issuance of the violation and opportunity for a hearing notice, to the owner. The second change the LMROA's enforcement rules includes a provision that for any single offense, which may be subject to a violation charge of up to \$50, the "Notice to Correct" shall advise the owner that correction of the violation includes refraining from further occurrences of the same offense. This latter provision improves the ability of management to enforce frequent recurring violations such as parking, trash containers, and such.

## **Covenants**

### **Ron Allen, Chair**

#### **COMMITTEE ROSTER**

Rowland Bowers

Kathy Cumber

Tom Cumber

Lake Manassas is a special place. The people who have chosen to live here have done so in part because they appreciate the Community's long-standing tradition of well-maintained property.

Spring brings yard cleanup and maintenance. It's a great time for a close-up inspection for any problems or issues that happened over the winter. Spring cleaning can be overwhelming, so start by making a list of priorities. Here is a sample spring cleanup list:

- Inspect rain gutters - proper drainage could save your basement from flooding.
- Inspect the roof shingles - high winds, rain and hail can cause damage to your roof.
- Inspect wood, trim, shutters and mailboxes for wood rot.
- Check the outside water faucets to ensure proper pressure and flow.
- Check on the condition of your fence – repair broken/bent frames, rails, and vertical slats; and reinforce posts if needed.
- Inspect the driveway and sidewalk for new cracks.
- Trim trees and plants for improved curb appeal.
- Remove any yard debris that has collected over the winter.
- Spring is for planting - now is the time to add those spring plants.
- Add mulch to plant beds to help retain moisture.
- Add a pre-emergent to the lawn to discourage weeds from growing.
- Fertilize the lawn and plant beds.
- Check and repair sprinkler system and sprinkler heads
- Power wash siding and deck.
- Clean windows inside and outside.

You will appreciate the time you put into ensuring that your property is well maintained and looking nice - your property will thank you for the spring cleanup and maintenance.

*Ron, Kathy, Tom and Rowland*

# COMMITTEE REPORTS



**John Short, Chair**

## COMMITTEE ROSTER

Grete Bravo  
Bev Luzader  
John Schoeb  
Cole Spalding

# SWIM & TENNIS

It's hard to believe, but pool season is just around the corner! The pool will open on Saturday, May 26, 2018 at 11am.

**Pool** - Pool hours this year will be the same as last year with the pool closing daily at 8pm. We are pleased that at the beginning of the swim season we are once again able to offer a 1pm opening on weekdays while public schools are still in session. After public schools close for the summer, pool hours will be 11am until 8 p.m. daily until students return to school in August. At that time the pool will open weekdays at 3pm. and weekends/holidays at 11am and will continue to close daily at 8pm.

During the off-season the main pool had some minor tile and grout repairs and one pool light was replaced. The pool was then white coated and a new cover purchased and installed for winter.

The committee has been discussing improvements, white coating for the wading pool and other possible facility improvements. We will be making a recommendation to the board in the near future.

**Pool Registration/Passes** - If you have not registered previously or are a new homeowner, you may register for the pool and receive up to two electronic key cards at no charge. If you have lost your pool pass or would like to purchase an additional pass, the cost is \$50 per card. You may pick up or purchase pool passes at the site office during regular business hours beginning April 30<sup>th</sup>. Only check payments can be accepted.

**Pool Management** - We are entering the second year of our three year pool management contract with Virginia Pools and have been pleased with the overall management of the pool and facilities. Anyone interested in becoming a life guard should contact Virginia Pools at 540-428-6123.

**Sport Courts** - There are some cracks on the tennis and basketball courts that need attention and we are in the process of obtaining bids for those repairs. If repairs are made this season a blast email notice will be sent to residents since it will require that we close the courts for a few days.

Tennis and basketball court nets were replaced last season and basketball nets had to be replaced again recently. **Please do not hang from the rims or intentionally cause damage to the hoops/backboards.**

Reminder: Court use is restricted to residents and their guests. **Guests may not use courts (or pool) without being accompanied by a resident.** The Swim and Tennis Facility as well as the pool and sport

courts are monitored by surveillance cameras and after hours police patrols. Any suspicious or inappropriate activities will be reported to and addressed by Prince William County police.

Beginning in March courts are open daily from 7am until 10pm and are available on a first-come, first-served basis, however if others are waiting to play, then out of courtesy, a thirty minute time limit should be observed. There are a list of court rules posted on the fence at the front of the basketball courts.

**Tot Lot** - The tot lot behind the basketball courts is open year round. We will be having an additional layer of mulch spread on the tot lot this spring and will continue mosquito treatments throughout the summer as we did last year.

We look forward to an active summer and seeing our residents enjoying the facilities at the Swim and Tennis Center.

*John, Bev, Cole, Grete and John*

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# STONEWALL GOLF CLUB



**By Gary Huebner, PGA ~ Stonewall Golf, General Manager**

The team at Stonewall has been hard at work during the winter months, and we're looking forward to spring! In the

winter edition of this newsletter, we shared some of our plans for improvement at the Golf Club, and many of these initiatives are nearing the point where we will be ready to roll them out!

Our Brass Cannon Restaurant hours will be expanding to include Thursday, Friday and Saturday evenings beginning in mid-March, and we will return to "in season" hours in early April. Our all-new menu will include a section of "shareables" and many new items in the appetizer and entrée sections that are sure to become "new favorites"! We will also be featuring special items that will be offered for limited times to help keep our offerings fresh and exciting.

We are currently renovating our Magnolia Room ballroom with new paint, carpeting and window treatments to update the look and feel of the space. In addition to that project, we are redecorating the two main restrooms/locker rooms. We hope you'll think of us when you're planning your next event or celebration! Please contact Juanita Olson at 703-753-6156 or by email at [jolson@stonewallgolfclub](mailto:jolson@stonewallgolfclub) for help with planning your next event!

On the golf course side, we've refreshed the on-course amenities and we've started work on an ongoing project to improve the consis-

tency and playability of our bunkers. We also have a new PGA Head Golf Professional, Kyle Backers, and the golf shop is starting to fill up with fresh, new apparel and equipment in the retail space!

As stated back in December, our goal 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. 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.

We hope to be able to communicate with Lake Manassas residents regularly to keep you informed of events, specials and services that are designed to help you get the most out of this very special community. We look forward to your patronage and your feedback as we work to provide you with exceptional experiences!

## LADIES NINE HOLE GOLF LEAGUE

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



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# MEN'S SENIOR GOLF LEAGUE

By Joe Greenlee

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

The League is 24 weeks long and begins on Wednesday, April 4, 2018 and ends on September 12, 2018. The League registration/membership dues are \$75.00 per golfer. On play dates the cost to play for all golfers except annual members and Cannon Club (old Patriot Club) members will be \$49.00. Cannon Club members will pay only \$45.00.

Each Wednesday in April golf begins at 9:00 AM with a shotgun start. Beginning in May and through the summer months until September the shotgun start time will shift to 8:00 AM. Most play dates are "Open Play" however the League will conduct a competitive event and "Play for Prizes" at least once each month. During the year the League will conduct Medal and Match Play Events and at the end of the season we will conduct The Rowe Cup using a Ryder Cup format.

Flights will be used to divide golfers based on skill. Also at the end of the season the League will host an Annual Awards Luncheon and present awards to golfers in each flight in a number of categories. To qualify for most awards a golfer must complete and post at least 11 individual scores of League golf at Stonewall.

If you are interested in joining the League visit the Stonewall Golf Shop and complete the Interest Form and drop it off in the Pro Shop along with a check for \$75.00. Make the check payable to Joe Greenlee or mail to Joe Greenlee at 8294 Roxborough Loop, Gainesville, and VA 20155.

If you need additional information or have questions please contact Joe Greenlee ([jgreenlee21@comcast.net](mailto:jgreenlee21@comcast.net)) at 703.597.9524.

## IN MEMORIAM



### ERROL UNIKEL

Former President, Lake Manassas Residential Owner's Association (LMROA), avid golfer and member of the Stonewall Golf Club, and resident of the Lake Manassas Community, Errol Unikel, suddenly passed away on March 1, 2018. His family, friends and neighbors are deeply saddened and stunned by this unexpected loss.

Errol had an extremely full, interesting and successful life beginning in Chicago living with his family which migrated to the United States from Ukraine. Early in his life, he recognized the importance of going beyond what people expected and developed a mantra that he lived by throughout his professional career – "Be different, unique, and creative." After completing high school Errol attended and graduated from the University of Illinois at Urbana-Champaign (BS), Northwestern (MS), and later Stanford University Graduate School of Business. During his 50-year professional career he rose to a number of prestigious positions as an entrepreneur and corporate executive. Because of his Chicago-roots – he was a die-hard Cubs fan and supported both the Northwestern Wildcats and the Stanford Cardinals.

There were members of the Community who recognized his outgoing personality and potential value to the LMROA and convinced him to run for President. He was elected and served the Association for three years, during which time he spearheaded a number of major improvements, to include securing funding for the Basheer & Edgemore townhouses built in the Lake Manassas Community and funding for the residential access lane on the west side, which just opened this month.

Errol was an avid golfer who played Stonewall Golf Club almost every day. Everyone knew Errol as the "Mayor" because of his position as President, LMROA. Five years ago he was instrumental in establishing the Men's Senior Golf League at Stonewall Golf Club. He loved golf and the atmosphere that golf presented, while enjoying the opportunity to play with his friends and family.

Golfers remember his infectious smile, his pleasantries, his patience and his never-ending interest to improve his game. Errol had a passion for golf and would arrive each morning at the course energized and ready to play. He was a gentleman and a true competitor.

Errol loved good food! He enjoyed sitting down to eat a double sausage pizza just as much as digging into a bushel of crabs or a delicious lobster dinner. However, his most enjoyable foods were – a Chicago hot dog with all the trimmings and a Chicago beef sub. He would say, "That is the best meal ever!"

Errol loved life and will be greatly missed by his family and friends. He is survived by Betsy, his wife of 47 years. He would frequently say, "She is my rock" but more importantly "a great life partner." Together they had three children and five grandchildren that he loved and cherished deeply often speaking of the enjoyment they gave him.

Errol has left a legacy and a presence in the Community, and on the Golf Course, that will be remembered for a long time. Neither will be the same without him. God bless him and may he rest in peace!

# REAL ESTATE IN LAKE MANASSAS

## SALES

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

(First Quarter 2018 up to 2/13/18)

\*DOM = Number of "days on Market"  
NC Indicates new construction

ADDRESS	SOLD PRICE	LIST PRICE	DOM*	AGE
8104 Willingboro Court	\$559,000	\$559,000	13	19
8409 Link Hills Loop	\$550,000	\$559,900	199	12
8067 Horseshoe Bay Court	\$560,000	\$579,000	168	24
15510 Tuxedo Lane	\$595,000	\$625,000	77	13
8449 Link Hills Loop	\$610,000	\$639,000	229	13
7990 Bonnie Briar Loop	\$607,000	\$649,900	40	18
15870 Spyglass Hill Loop	\$805,912	\$849,500	558	15

## CURRENT LISTING & PROPERTIES UNDER CONTRACT

ADDRESS	LIST PRICE	AGE
8026 Kamehameha Place	\$ 469,000	20
15013 Ransom Oaks Court	\$ 639,900	14
8300 Hancock Court	\$ 630,000	12
8240 Roxborough Loop	\$ 664,900	14
8299 Roxborough Loop	\$ 693,500	16
8092 Crooked Oaks Court	\$ 715,000	21
15843 Spyglass Hill Loop	\$ 749,900	15
8488 Link Hills Loop	\$ 899,900	10
14923 Alpine Bay Loop	\$ 975,000	23
15858 Spyglass Hill Loop	\$1,245,000	14
15850 Spyglass Hill Loop	\$1,849,000	16

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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](mailto:newsletter@lakemanassasroa.com) and [imageryads@aol.com](mailto:imageryads@aol.com).

## BOOK CLUB



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

This interesting club meets once every 2 weeks and is a great way to get to know others in the community while sharing impressions on a variety of reading materials. New members are encouraged to attend!!! Try us out — and enjoy some great conversations about books and some other things.

## 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.

## LAKE MANASSAS MEN'S & WOMEN'S TENNIS LEAGUE



Do you love tennis or love to hang out with your neighbors? Whether you play all the time or haven't picked up a racquet in years, it doesn't matter! Regardless of whether you are advanced or a beginner, if you are looking to pick up a racquet and play, the Lake Manassas Men's and Women's Tennis League is the place for you.

The Lake Manassas Tennis League will run for 10 weeks from May through July and will have both singles, doubles, and mixed doubles matches based on participation. Matches will be played outdoors at the Turtle Point courts in Lake Manassas during the evenings from 6 pm-10 pm.

If you are interested, please contact John Short by April 15<sup>th</sup> at [johnshort9c@hotmail.com](mailto:johnshort9c@hotmail.com).

Thanks, *John*

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# RENOVATIONS THAT CAN REDUCE YOUR HOME'S VALUE

We all want to make our home, our own, with custom touches and renovations. Upgrading a kitchen, adding a basement and sprucing up the landscape are usually good strong moves. Renovations that return perhaps 50% include projects such as adding a sunroom, installing a swimming pool or switching up a bedroom and turning it into a home office. If this is not your "forever home" give consideration to the following improvement projects that could reduce the value of your home and why some could actually be detrimental to your resale.

Huge master bedrooms are so in style. They appeal greatly to the common buyers however, if it means eliminating another bedroom to accomplish this than it generally will not pay in the long run. Pricing is often based on the number of bedrooms and buyers looking for a certain number will not even consider your home or will expect you to be priced in the lower category. The financial loss is greatest when a home starts with three or fewer bedrooms. Dropping from three to two or two to one will greatly reduce both the potential number of interested buyers and the eventual selling price — it could cost you tens of thousands of dollars.

*Exceptions: Removing a bedroom might not detract from your home's value if the home currently has six or more bedrooms...or if the home is in an area where a large percentage of buyers are retirees—bedroom quantity is not a major concern for many empty nesters.*

There was a time, in the not too distant past, that faux painting and marbleizing were in style. Even adding stucco, wallpaper and texture to perhaps hide flaws. Today it's not so much. So decorating should come in the form of art you can remove rather than install. Think simplicity. We caution against custom tile work, unique shelving, built-in furniture and fountains. Anything that will require a potential buyer to pay to have redone or removed will bring your sales price down.

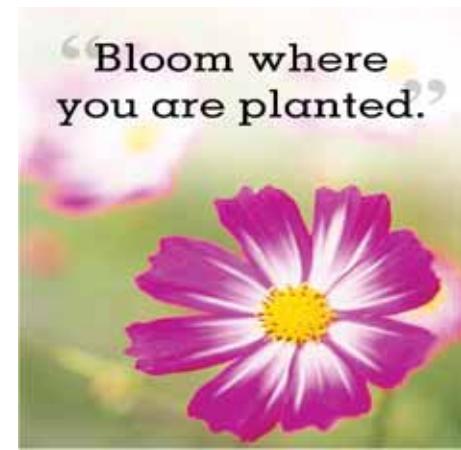
Do not over enhance. Being the most expensive home in the neighborhood has its downside. To get the maximum return on your investment keep within the listing value of your community. It doesn't pay to be the most expensive home on the block.

DO NOT paint interior walls dark colors or really unusual shades. Trends are just that. Decorators might advise that dark walls allow for a cozy and elegant room. But potential buyers often view smaller spaces negatively. Light-colored walls might not be trendy, but they make spaces feel larger and friendlier, which buyers value more than styliness.

DO NOT attempt do-it-yourself home repairs unless you are



proficient. Potential buyers and home inspectors who see evidence of do-it-yourself work will worry about the overall quality of the home. What else have you skimped on. It might save you money over the years but you could end up paying it back and more at sale time.



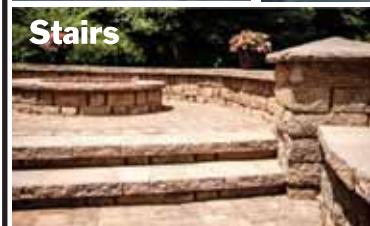




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# VIRGINIA TRAFFIC LAWS - DO YOU KNOW THEM & YOUR RIGHTS?

Simple traffic stops can turn deadly, we hear about this on the news much too frequently. Understanding your rights will make the entire ordeal easier and safer. And please remember that the officer does not know you or the potential issues with stopping you, so stay calm and courteous.

Your rights are dependent on **why** you're being pulled over. The type of stop – and therefore, your rights during the stop – determines what happens next.

Following are a few different ways getting pulled over in Virginia might play out, and how to handle each scenario.

## WHY YOU WERE PULLED OVER...

You probably committed a moving violation. Any minor infraction – speeding, running a red light, texting while your car is moving – is justification for a police officer to pull you over. This is called a “Terry Stop,” and is legal. A Terry stop is a temporary detainment, which is when the officer will determine if you've done anything wrong.

During a Terry Stop, you don't have to answer any incriminating questions, but a Virginia officer has the right to know:

- who you are,
- that you own (or have the right to drive) the vehicle,
- that it's insured and
- that you are licensed to drive it.

In Virginia, if you don't have your driver's license on you, you will be fined \$10 unless you present a valid ID to the court before your court date (assuming you have one). If the officer smells alcohol or marijuana, or sees other drug paraphernalia in plain view, the stop may escalate to an arrest.

Beyond the basic identifying questions, an officer does not have the right to ask you anything else. If you are asked “do you know how fast you were going?” “where are you going?” or “where are you coming from?” *you do not have to answer*. But you should be polite in declining.

## TRAFFIC STOP SEARCHES

If you are asked by the officer to search your car, you do not have to consent. Even if the question is worded in such a way as to



make you feel you have no choice, you do. Just say, “Respectfully, officer, I do not consent to a search.”

However, the officer does have the right to search your vehicle when he/she has probable cause with or without your consent if:

- the officer has a drug dog who alerts the officer to the presence of illegal substances
- if there is evidence of illegal activity within plain sight in the car
- The officer may ask you to exit the car and perform a limited frisk. The frisk is for the safety of the officer, and is a limited search to determine if you are carrying a weapon.
- If the police have reason to suspect you've committed a crime, they can pull you over. You don't have do something illegal in front of the officer, but the officer does need reasonable suspicion that you have committed (or are committing) a crime. *For example, if your car matches the description of one seen at the scene of a bank robbery, you can be pulled over.* At this point, you are still involved in a Terry Stop. Once the officer has probable cause to suspect you actually have committed a crime he can place you under arrest. Once arrested, your Fourth Amendment rights against a warrant-less search are further diminished.

## IF YOU ARE ASKED TO EXIT YOUR VEHICLE

You may be asked to get out of the car. If so, the officer may perform a pat-down of your body to establish that you are not armed. The officer has the right to ask you to remove any items from your pockets that may be illegal – whether it is a weapon or not. If you are under arrest, you are obligated to do so.

If you are not under arrest, the officer

does not have the right to touch you or remove anything from your pocket.

Additionally, once you have been arrested, the officer may perform a search of the “passenger compartments” of your car. The search is to determine if there is any evidence which may be destroyed, or any weapon which may threaten the officer's safety. Locked spaces are off-limits, as are any spaces not within the main cabin of the vehicle (such as the trunk or gas tank). If the officer wants to look in there, they will obtain a warrant. There will be time to get the warrant, since you are in custody and your car isn't going anywhere.

## IF YOU ARE TICKETED...

First of all, it is always wise to be polite and cooperative with police officers. Know your rights, but don't be rude about it. Be respectful, but exercise your right to refuse a search of your car or persons if it is appropriate.

Judges often ask an officer if the defendant was cooperative – from a speeding ticket to a DUI case. In some cases, if the officer says that a defendant was cooperative, the judge relaxes and the defendant ends up better off.

## BE PROACTIVE - FOLLOW VIRGINIA TRAFFIC LAWS

In Virginia, (and in most states) it is illegal to have anything hanging from your rear-view mirror that obstructs your view of the road from any window. Although you probably won't get pulled over for the air freshener or RFID tag hanging from your rear-view mirror, it can be an invitation for police to pull you over. It is best to store your RFID tag in the console or glove box and hold up to the reader as you approach the gate.

Once the officer has initiated a Terry Stop, they may use anything they find to build a case. If you've been smoking marijuana or have a stolen statue in the backseat of your car, you're going to find yourself in handcuffs pretty quickly.

Getting pulled over happens. We speed when we're late to work, forget to change our tail lights and even fire off a quick text. And sometimes we get away with it. But knowing – and understanding – your rights makes you a better driver. Following the rules will keep you out of trouble and help make everyone's life easier.

# COMMUNITY CALENDARS

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 Trash Recycling	3	4 5pm Communications	5 Trash	6	7
8	9 Trash Recycling 5pm Modifications & Construction	10	11 7pm Swim & Tennis	12 Trash	13	14
15	16 Trash Recycling 6pm Covenants	17	18	19 Trash	20	21 2pm Budget & Finance
22	23 Trash Recycling	24	25	26 Trash	27	28
29	30 Trash Recycling					APRIL
MAY		1	2 5pm Communications	3 Trash	4	5
6	7 Trash Recycling	8	9 7pm Swim/Tennis	10 Trash	11	12
13	14 Trash Recycling 5pm Modifications & Construction	15	16 6pm CSVAC	17 Trash	18	19 2pm Budget & Finance
20	21 Trash Recycling 6pm Covenants	22	23	24 Trash	25	26 11am POOL OPENS
27	28 Office Closed  MEMORIAL DAY	29	30	30		

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

<b>JUNE</b> <i>All committee meetings are held at the onsite management office. Board meetings are held at the Stonewall Golf Club. Please check the website at <a href="http://www.lmroa.com">www.lmroa.com</a> for updates.</i>							1	2
3	4    Trash Recycling	5	6 5pm Communications	7    Trash	8		9	
10	11    Trash Recycling 5pm Modifications & Construction	12	13 7pm Swim & Tennis	14    Trash LMROA Board Meeting 5:30pm Closed Session 6:00pm Open (tentative)	15		16 2pm Budget & Finance	
17	18    Trash Recycling 6pm Covenants	19	20	21    Trash	22		23	
24	25	26	27	28    Trash	29		30	



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# COMMUNITY INFORMATION

## IMPORTANT CONSIDERATIONS REGARDING PETS

Pet owners are responsible for the immediate removal and proper disposal of animal waste on all portions of private yards and on common areas, this includes your own yard as well. Pets are not permitted upon any common area unless leashed or carried.

Please also be aware that the following shall be grounds for complaint and finding of a community nuisance:

### Pets running at large.

- Pets damaging, soiling, defecating on or defiling any private property or the common areas.
- Pets causing unsanitary, dangerous, or offensive conditions.
- Pets making or causing noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the Community.
- Pets that are or take aggressive postures against other pets.



THANK YOU!!!!



### Following are PRINCE WILLIAM COUNTY PET LAWS which clearly state IT IS AGAINST THE LAW TO:

- Allow within the County prolonged or intense barking or other harsh or excessive noises to be made by animals and pets under one's ownership, at any time (Section 14-5.1, Prince William County Code).
- Allow your animal to trespass on someone's property after being requested by the owner of the property not to trespass (Section 4-4, Prince William County Code). Get a Trespassing Animals Form.
- Allow your animal to run at large within the County unless engaged in supervised, formal or science training classes, or show, or during formally sanctioned field trials or while engaged in lawful hunting during open hunting season (Section 4-23, Prince William County Code).
- Allow your animal to knowingly or willfully urinate or defecate on private property of other persons or on publicly owned property except parts of parks posted as dog run areas (Section 4-11 & 4-26).
- Own a dog four months or older and not obtain a County dog license that your dog is required to wear, and a collar bearing said license (Section 4-46, Prince William County Code).
- Have knowledge of an animal which has bitten someone and not immediately notify an Animal Control Officer (Section 4-64, Prince William County Code) at 703-792-6500.

**Cats?** Most of the above laws apply to cats as well as dogs. There is no leash law for cats, but they DO fall under the same trespass laws as dogs: (Section 4-4, Prince William County Code).

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## Prince William County Public Schools Calendar 2018

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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## SPRING GARDENING & WINTERBERRIES



This is probably the best time to consider adding Winter Berries to your garden. Most of your garden is likely still in hibernation. As you wait for the blooms to spring ... think about how you can brighten your garden and add color that will bloom next winter.

The Holly/Winter berry is awesome! Unlike evergreens the holly drops its leaves in late fall to reveal stems covered in bright red, or more rarely gold berries. It has another name, Christmas Berry - because it's often used to decorate at the holidays.

Winterberry is slow-growing, multi-stemmed and usually grows 5 to 15 feet tall. It loves moist soil. And because of their popularity - you will find an increase in offerings and varieties to suit most landscape designs in this community.

### ***The Winterberry works so well as:***

- **Hedges** — Winterberry's multi-stemmed nature makes it an ideal choice for creating a hedge. Plant it along a driveway, fence or stone wall to provide winter interest.
- **Foundation plantings** — Berried stems stand out when planted against a light colored home or in front of a row of dark evergreens.
- **Rain garden** — Winterberry withstands both wet and dry soil, making it the perfect addition to the fluctuating moisture levels of rain gardens.
- **Cutting garden** — Include winterberry if you like creating flower arrangements with natural materials. The berried stems last indoors and out for weeks without water.
- **Wildlife garden** — Flowers are tiny but attract butterflies and beneficial pollinating insects. Berries lure more than 20 bird species, including cedar waxwings and robins. Birds typically feed on berries in late winter, after other food sources are decimated. The dense branch structure provides good nest sites for birds.

One additional thing to consider, winterberry, like all hollies, comes in male and female forms — and you need both to get berries. Both types flower, but only females form berries. It is recommended that you plant one male for every 4 to 5 females. Insects do the pollinating, so place plants within 50 feet of each other. Different males flower at different times, so do your homework and make sure you're getting the right male to pollinate your holly variety.



## A KITCHEN REMODEL CHECKLIST

### ***Some things to consider before you call in the designer...***

- **Cabinets** - The focal-point of all kitchens; cabinets provide style, atmosphere and function. From custom to standard build, cabinets come in all shapes and sizes.
- **Counter-tops** - The right countertop can also determine the style and atmosphere in the kitchen. Quartz, Granite, Marble and Soapstone are some of the materials most commonly used in kitchens.
- **Appliances** - It's not always necessary to purchase new appliances but if it's in your budget, replace what is the most functional for day-to-day living.
- **Hardware** - Knobs, pulls, or nothing at all. Hardware adds the perfect touch! While it seems like a small detail, it can make a big impact. Brushed-nickel, chrome, and copper, are just a few options. Consider switching them up from time to time - you will be surprised at how they change a look and function.

- **Lighting** - Under-cabinet lighting has become the new "norm", so lighting is all the rage! LED lights are great for any space as they come in both cool and warm tones.
- **Plumbing** - If the remodel calls for the sink to be moved, call a plumber! Plumbing includes pipes, gas lines, and water lines, but in this category also lays your sink choices and the faucets to be attached. Also consider adding another sink to the kitchen. Even smaller kitchens can benefit from a second sink on the other counter.
- **Installation** - Lastly, who will do the work? From demo to installation, be sure to get construction quotes once you have your design.

Although all of these categories could be broken down into many subcategories - these are the seven essentials for every kitchen remodel. Be sure to enjoy the adventure as it is a journey that will end right where it started – around the kitchen table.

# TWO LOCAL FARMERS MARKETS

**The Exit 40 Farmers' Market** provides fresh, local, healthful, whole food for all! The market operates on Thursdays, from 2:00 - 6:00pm, May through October.

The market location is on the campus of Novant Health UVA Haymarket Medical Center, 15225 Heathcote Boulevard, Haymarket, VA 20169, just off of the intersection of Routes 15 and 66 at Exit 40.

The markets passion is to bring health and well-being to the community so all may have access to healthy food and resources, giving our neighbors and small businesses the venue to connect and enrich their lifestyles through sourcing from local and regional community farmers, producers, artisans and crafters.



**The Haymarket Farmers' Market** is held weekly on Saturdays from 8am – 2pm from the first Saturday in April through the last Saturday in December. The Farmers' Market is held in the parking lot in front of Town Hall at 15000 Washington Street.

If you are interested in participating in the Farmers' Market as a vendor, you should complete the license application found here: the fee is \$50 for the season. If you'd like additional information, please contact Denise Andrews at the Town Hall at 703-753-2600.

The Farmer's Market operates weather permitting. They are proud that all of their vendors sell Virginia Grown products!

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## THE FESTIVAL OF SPRING PICK YOUR OWN SPRING FLOWERS!

**Burnside Farm - 4905 James Madison Hwy. Haymarket**

The Festival of Spring is a unique, magical event that's fun for the whole family at Burnside Farm. They plant more than eight acres of spring flowers for one of the most spectacular pick-your-own events in North America. In fact, it's now one of the largest pick-your-own flower events in the world!

More than a million tulips and daffodils in bloom! Exact timing is very hard to predict as these flowers bloom according to the spring weather patterns and Mother Nature is in charge of that.

Activities included in admission include: three bounce features, a playhouse area, cornhole games, more than 100 pairs of authentic There are usually a variety of vendors on the weekends as well. There are also cow train and wagon rides (when available).

There is a shaded picnic area with lots of tables. You are welcome to pack a picnic and spend the day amongst a million blooming flowers! Picnic tables tend to fill up quickly on the weekends so it is recommended to bring a blanket to picnic on in case the tables are all full.

Bring your camera as the photo opportunities are out of this world!

Sorry, no dogs are allowed during spring until "dog days" which is usually the last week of the festival. Dogs are allowed anytime during our summer season.



# COMMUNITY INFORMATION

## 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 white or color matched to your existing post. 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. You may notice our new electronic speed detection sign placed in various locations throughout the community. This will enable us to best identify areas where speeding occurs. 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.

While incidences of vandalism or concerns about suspicious persons/activities are occasionally reported to us, **Prince William County Police should also be notified.** While we can pass your concerns onto our patrol officers, the association can not file a police report on behalf of residents.

## 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 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.

For information on special pickups and restrictions please go to [www.americandisposal.com](http://www.americandisposal.com).

## LEASING 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.

## FIREFWORKS:

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).

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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# COMMUNITY INFORMATION

## 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 CONNECTION

### NEWSMAGAZINE PUBLICATION DATES & INFO

Advertising, Photo & Article Deadlines  
are as follows:

**Summer Issue: Deadline: June 1**

**Fall Issue: Deadline: September 1**

**Winter Issue: Deadline: December 1**

**Spring Issue: Deadline: March 1**

For information call Imagery  
at 703.723.3400

or email: [imageryads@aol.com](mailto:imageryads@aol.com)  
or [imagerymelissa@aol.com](mailto:imagerymelissa@aol.com)

or download a contract from our website  
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And if you know of anyone who could benefit from **advertising** in this publication - please give them our email address. 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.**

## SAFETY TIPS

Now that our days are longer and the weather is warmer - we see considerably more activity outside. Lake Manassas is a safe community but it never hurts to keep the following tips in mind:

- KEEP YOUR VEHICLE LOCKED.** Most stolen items are taken from vehicles that are left unlocked.
- Remove all items from your vehicle, including garage door openers, when not in use. When you cannot do this, put the items out of sight (*inside a lockable glove box or trunk*). If your vehicle has an integrated garage door opener, please try to park your vehicle in the garage.
- Park inside your garage, if available, and keep the garage locked. Or, try to park in a well-lit area which means maintaining your exterior lights.

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Gainesville, VA 20155**

## LET US HEAR FROM YOU.

We would love your feedback. What do you like about the *Lake Manassas Connection*?  
What would you like to see more or less of? Do you have suggestions?

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](mailto:newsletter@lakemanassasroa.com) and [Imageryads@aol.com](mailto:Imageryads@aol.com)  
and please put *Lake Manassas Connection* in the subject line.  
The deadline for the next issue - Summer, 2018 - is **June 1**

GRADUATIONS



Are you or someone you love graduating in 2018?

Share your pride with us and send us a photo and up to 50 words on  
their accomplishments and dreams.

Send to [newsletter@lakemanassasroa.com](mailto:newsletter@lakemanassasroa.com) and [Imageryads@aol.com](mailto:Imageryads@aol.com)  
and please put *Lake Manassas Graduate* in the subject line.

**Deadline is May 1st**

