

A graphic of colorful fireworks exploding in the top left corner, with colors including red, green, blue, yellow, and purple.

LAKE & MANASSAS Connection

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

WINTER 2019

VOLUME 15, ISSUE 1



*Happy New Year
Lake Manassas*

Lake Manassas Connection

Official Publication of

The Lake Manassas Residential Owners Association
Volume 15, Issue 1

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

Send your emails to: concerns@lmroa.com

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COMMUNICATIONS

Vacant, Chair
mwingo@cmc-management.com

COMMUNITY SAFETY/VISITOR ACCESS

Rowland Bowers, Chair 703.732.2471
rthbowers@comcast.net

COVENANTS

Ron Allen, Chair
lmroacovenants@gmail.com

MODIFICATIONS AND CONSTRUCTION

Diane Boyle, Chair 571.261.1589
dianemboyle@comcast.net

SWIM & TENNIS CENTER

John Short, Chair
LMROAConcerns@gmail.com

NEWSLETTER CONTACT:

newsletter@lakemanassasroa.com 703.723.3400
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

Site Info: 14900 Turtle Point Dr. -Gainesville, VA 20155

Michelle Wingo, On-Site Community Manager
Mwingo@cmc-management.com 703.753.7745
Fax 703.753.1886

Lindsay Payne, Covenants Administrator
lpayne@cmc-management.com

OnSite Hours: Mon - Fri: Walk-In: 10am - 12:30pm
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Cover Photo By Shashi Mehta

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FROM THE BOARD



Bob Hale
President



Gary Border
Vice President



Don Minogue
Treasurer



Shashi Mehta
Secretary



Joe Greenlee
Director, LMA Liaison

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

This year – 2018 - was very busy in our Community with a major focus on Community Safety, Communications, and going forward, Covenants Enforcement.

At the LMROA Annual Meeting in September Joe Greenlee and Shashi Mehta were elected to the Board. Subsequently, Bob Hale was elected to serve as President, Gary Border as Vice President, Shashi as Secretary, Don Minogue as Treasurer; and Joe was appointed again as our LMA representative. We would like to thank Rex Luzader for his service to the Board. Ron Allen was recognized as Volunteer of the Year for his outstanding service to the Community.

We would like to thank our Committees and the Community Volunteers for their service and support. Please enjoy their reports in this and future issues of *The Connection*. We encourage residents in our Community to volunteer and serve to help make our Community better.

As we enter 2019, we would like to summarize the Board's actions taken in 2018 and planned actions for the new year.

SUMMARY OF ACTIONS - 2018

- Swim and Tennis Center (STC) repairs / improvements:
 - wading pool white coated prior to opening last summer;
 - conduit/tennis court light repairs were made in late summer;
 - parking lot was re-surfaced and signs refurbished at the STC;
 - tennis courts one and two were cleaned in the fall; and
 - replaced HVAC units at site office and pool house
- Replace conduit and made repairs to street lights on Bonnie Briar Circle, Alpine Bay Loop and at Turtle Point Drive.
- Enhanced the Stonewall Gate House with a stone facade and exterior and interior painting and refurbishments.
- Stonewall gate resident entry lane.
- Updated/additional surveillance equipment at Baltusrol and Stonewall gates.

- New Post Orders issued to include instructions for the operation of resident/visitor lanes and the implementation of the GateKey and “Denied Access” protocol.
- Continued after-hours covenants patrols (evenings and weekends).

SUMMARY OF PLANNED ACTIONS - 2019

- Sport Court crack and other repairs to be completed.
- Crack fill/asphalt repairs as necessary on roads and trails and seal coat Spyglass Hill Loop.
- Replace the boulder on the walking path on Turtle Point with a bollard/column/device at the Amsterdam (unmanned) Gate.
- Street light post repairs/paint where needed.
- Walking trail/path repairs where needed.
- Review plans for construction of replacement Kamehameha Place retaining wall.

UPDATE ON GATE IMPROVEMENT PROJECTS

The resident only lane at the Stonewall Gate and stonework on the façade of the Gate House have been completed. The Baltusrol Gate now also has a resident only lane. See article and photos on page 10.

A lighted baluster was scheduled to be installed at the Amsterdam Gate walkway. However, due to underground utility conduits, a baluster cannot be installed in the desired location. The Board is looking at alternate solutions.

Updated gate readers were installed at the Stonewall and Baltusrol Gates and new RFID tags were issued in January 2018. We recognize that some homeowner vehicles have gate access delays or no response at all and the Community has been issuing exterior RFID tags to mitigate the issue. If any resident is having difficulty with their RFID Tag you are encouraged to contact the Community Site Office for more information on these exterior RFID tags.

As of December 2018, the Board implemented the “denied access” protocol at the gates. With the GateKey access software having now achieved an over 90% homeowner subscriber rate, the Board believed that it was time enforce the new protocol for the safety and security of the community.

(Continued)

LAKE MANASSAS ROA BOARD OF DIRECTORS

OTHER SAFETY ISSUE

LMROA Covenants, Section XII. Use Restrictions, Section 4. Animals and Pets should be reviewed by all homeowners. In part, Section 4 states "Dogs which are household pets shall at all times whenever they are outside be in the confines of a Residential Unit (yard that is part of a Unit shall be considered part of the confines of a Residential Unit) be confined on a leash held by a responsible person."

Prince William County (PWC) and the State of Virginia have rules and regulations regarding animal related laws. For instance, PWC states it is against the law to "Allow your dog to run at large, or be at large, within the county. "At large" is defined as being off the property or premises of its owner or custodian and not under control of the owner or custodian, or his agent, by leash, cord, or chain. (Section 4-23, Prince William County Code).

<http://www.pwcgov.org/government/dept/police/animalcontrol/Pages/Animal-Related-Laws.aspx>

The State of Virginia VA Code Ann. § 3.2-6539 provides additional information at <https://www.animallaw.info/statutes/us/virginia>

COMMUNICATIONS COMMITTEE

This past year, under the Chairmanship of Shashi Mehta, the Communications Committee oversaw blast emails and mailings to homeowners and residents pertaining to easements for proposed installation of FIOS on the western peninsula, a proposed cell tower installation near our community, the opening of new resident lanes at the Stonewall and Baltusrol gates and instructions on the implementation of the new GateKey "Denied Access" protocol. The committee continues to do an outstanding job in keeping our residents abreast of current happenings in the community and in preparing our quarterly news magazine, The Lake Manassas Connection.

The Communications Committee is currently in need of additional volunteers. We would like to thank exiting members, Shashi Mehta and Ron Allen for their service to the Committee. If any resident is interested in becoming a member of this committee, please send an email to mwingo@cmc-management.com.

FINANCIAL UPDATE

As of the most recent financial report the Association has a total of cash and investments of \$1,908,987. The Repair and Replacement Reserves are fully funded and there is a positive balance in Prior Year Equity of \$111,914.72. Through the first four months of the fiscal year, we are under budget by \$34,005. The big uncontrollable in the budget is the weather, namely snow removal. If we have an average winter, we should break even at years end. The Reserve Study shows a forecast of \$417,000 from the Reserves. The Capital Budget Expenditure Plan at the time shows a plan of \$330,000. The major items being considered are:

- Milling and paving Turtle Point Drive to Spyglass Hill Loop Circle;
- Repair the retaining wall behind Kamehameha Place townhomes;
- Renovations to the Men's and Ladies rooms at the Swim and Tennis Center;
- New Roof at Swim and Tennis Center complex;
- Replace doors at the Swim and Tennis Center Site Office and the Stonewall Gate House.

LMROA financial reports are available on the web site by logging in to www.lmroa.com

LIDL MARKET AT LAKE MANASSAS

To date, the Community has not received any update or additional information regarding the construction of a Lidle Grocery store on Lake Manassas Drive. We will continue to keep residents updated via email blast as information is received.

CELL TOWER STATUS

Community Wireless Structures (CWS) plans to resubmit their application for a cell tower near the Lake Manassas Community to the Prince William County Planning Commission in March. We will keep residents updated via blast email as information is provided to us.

Bob, Gary, Don, Shashi and Joe



**The Board of Directors recognized Ron Allen as
The LMROA 2018 Volunteer of the Year.
The award was presented to Ron at the LMROA Annual Meeting in September.
Ron is the Chairman of the Covenants Committee and
former member of the Communications Committee.**

Congratulations, Ron and thank you for your dedication to the community!

LAKE MANASSAS CORNER

The purpose of the "Corner" is to provide Community Residents with information pertaining to the ongoing efforts of the Lake Manassas Association (LMA) Board. Our Association is a member of that Board and based on recent meetings and other information exchanges the information below is the Association's attempt to keep the Community abreast of the LMA Board's activity and actions.

- **Baltusrol Gate Improvement** – The Gate Improvement Project has been completed. Both the Resident and Visitor Lanes each have gate arms. The resident's RFID Tag will allow residents entry through the Resident Lane; not the Visitor Lane. Visitors are to proceed through the Visitor Lane to be permitted entry to the Community; not the Resident Lane.

- **Tailgating** - There have been some incidents at both gates primarily due to residents and visitors tailgating to enter the Community. Reminder – each vehicle entering the gate area must first stop and wait for the gate arm to raise before proceeding. There is not enough time for any vehicle to "tailgate" through either gate.

- **Sidewalk at Baltusrol Gate** - LMA will be extending the existing sidewalk on the west side Resident Lane to provide walkers and bicyclist with a safer path to enter the Community.

- **Baltusrol Blvd Landscape Plan** - LMA has approved a Landscape Plan that is designed to replace most of the trees on Baltusrol Blvd. The Plan has been initiated but a majority of the work will be completed in the Spring 2019.

- **Assisted Living Facility (ALF)** - The ALF is not scheduled to be completed until late spring of 2019. There will be 150 residential units in the facility.

- **LIDL Project** – there has been no movement on this project.

- **Denied Access Protocol** – The "Denied Access" Protocol will go into effect on December 3, 2018.

If you have any questions please contact Joe Greenlee, LMROA member to the LMA Board.

MANAGEMENT REPORT



Michelle Wingo
General Manager
mwingo@
cmc-management.com



Lindsay Payne
Covenants Administrator
lpayne@
cmc-management.com

*"It is winter—
the best time to dream of spring."
~Debasish Mridha*

Time flies! It's hard to believe that 2019 is upon us and the holiday season is over. Many Lake Manassas residents decorated their homes beautifully for the holidays. Please enjoy some of the photos of the holiday décor captured by Shashi Mehta on pages 14 and 15.

We have already begun to feel the wrath of winter (snow in November?). Brothers Paving Company will be providing snow removal services again this year. The Association's policy for snow is on the website and printed on page 16 of this newsmagazine. While we strive to begin plowing when two inches of snow has fallen, the overall forecast is considered when making decisions on clearing and treating roads. Note that 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. The Association will clear space at the designated Prince William County Schools bus stops.

During these winter months, please take some time to not only "dream of spring" but also to prepare for spring. Annual comprehensive inspections begin (weather permitting) in March. Make a "to do" list this winter and get an early start this spring. Check for things like mailbox repairs/paint, garden/mulch bed refurbishment and power washing/cleaning siding; these items are routine maintenance items that should be done regularly.

We will begin preparations for the spring issue of The Lake Manassas Connection in February and are always looking for and interesting or unique articles to publish. If you have any ideas or if you would like to submit an article or photos you have taken in the community for consideration, please contact me at the site office or by email.

I wish you a Happy, Healthy, Prosperous New Year!

Michelle



Joshua Quill, Chair

COMMITTEE ROSTER

Romesh Deora

Dick Knodt

Don Minogue, Board Liaison

BUDGET & FINANCE

The Budget and Finance Committee will review upcoming contract renewals and the 2019 FY budget and make recommendations to the board for the draft 2020 FY year budget in February.

Budget and Finance Committee meetings are typically held bi-monthly. Please check the online calendar at www.lmroa.com for dates and times.

If you are interested in joining the Committee, please contact Michelle Wingo (mwingo@cmc-management.com). A background in finance or accounting is helpful, but not necessary.

Happy New Year

COMMUNICATIONS

The Communications Committee meets typically meets the first Wednesday of every month at the site office at 5pm. 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

VOLUNTEERS

The Committee would like to thank former Committee member, Ron Allen for his participation on the Communications Committee. Honored as the Lake Manassas Volunteer of the Year for 2018, Ron is also the chairman of the Covenants Committee - Congratulations, Ron!

The Committee is in need of volunteers. Time commitment is **minimal** and we strive to keep all meetings under one hour in length. The committee works with management to prepare communications to residents (blast emails, newsletter and other mailings). If you are interested, please contact Michelle at the site office or by email at mwingo@cmc-management.com

GATE KEY

We would like to thank our residents for registering and updating their GateKey accounts. The GateKey system ensures your guests ease of access in to the community when visiting - you can even opt to receive text or email notification upon their arrival.

If you are not enrolled in the Gate Key system, or if you need information on how to enroll, please contact Michelle or Lindsay at the site office (M-F) at 703-753-7745 or send an email to gatekey@lmroa.com. The **grace period for registering has now ended**. Any visitors who arrive and are not registered

COMMITTEE ROSTER

Jane Houston

Ram Venkateswaran

Shashi Mehta: Board Liaison

on a homeowner account will experience difficulty in entering and may be denied access.

WWW.LMROA.COM

We have seen some growth in the number of users on the Lake Manassas website but are still not where we'd like to be (100 percent participation!) 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. More importantly, it enables us to reach out to residents through community-wide blast emails with important news and meeting information. If you are not registered, we encourage you to do so as soon as possible.

Best wishes in 2019 and Happy New Year to all!

The Communications Committee

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Rowland Bowers, Chair

rthbowers@comcast.net

COMMITTEE ROSTER

Robert Glista

Rex Luzader

Rich Marianos

Gary Seyster

Gary Border, Board Liaison

SPEED CALMING IN LAKE MANASSAS

Residents of Lake Manassas are fortunate to have a beautiful network of neighborhood roads that serve our community transportation needs and at the same time are shared by cyclists, walkers, and joggers. We expect our neighbors, their guests and our service providers to abide by a speed limit of 25 mph for the safety of our community and the enjoyment of our residential properties. Occasionally speed limits are exceeded and stop signs ignored at the expense of safe and quiet neighborhoods. All the speed bumps that have been deployed on Spyglass Hill Loop, Turtle Point Drive, and Alpine Bay Loop since 2005 are being slowly replaced with speed humps and speed tables that are less impactful to passenger vehicles and the vehicles of our first responders. Speed humps and speed tables are wider and less impactful to vehicles than bumps but, with proper signage and markings, are still effective in promoting the safety of our neighborhood roads. Speed humps and tables have been shown to reduce speeds by at least 22%.

The placement of speed humps and tables is based on a traffic calming plan prepared by this Community Safety and Visitor Access Committee with assistance from the County and approved by our LMROA Board in September 2017. The goal of the plan is to use speed calming devices that are not intrusive but provide inducements and reminders for slower and safer driving.

On the Eastern Peninsula, you may have noticed the use of speed tables for pedestrian crosswalks at the new town homes on Turtle Point Drive and at the crosswalk to the Swim and Tennis

Center. Also, there is a new speed hump at the intersection of Alpine Bay Loop and Turtle Point Drive. Remaining speed bumps on Eastern Peninsula residential streets will either be removed or removed and replaced with speed humps.

On the Western Peninsula a contract was approved in December to remove the existing speed bumps. Under the contract, two of these bumps will be replaced with speed humps, one located on Turtle Point Drive between the Stonewall Gate and Snead Loop and the other on Spyglass Hill Loop near the intersection with Sapphire Lakes Court. Speed tables will be installed at each of the three golf cart crossings on Spyglass Hill Loop. Two raised crosswalks (speed tables) will also be placed on Turtle Point Drive at the intersection of Snead Loop and Turtle Point Drive to help calm traffic and assist pedestrians at this busy intersection. By Spring or earlier, this work should be completed. If the analysis of speed data collected from the recently deployed radar speed monitor indicates the need for additional speed calming devices, a recommendation for location and installation will be made to the Board.

Additional speed calming actions include the deployment of an electronic speed radar sign, installation of new speed limit signs, and traffic enforcement by off duty Prince William County police.

Please remember to abide by our speed limit and stop signs, respect the safety of pedestrians, and help maintain our community as the desirable and safe place it is to live.

Rowland

COVENANTS



Ron Allen, Chair

LMROACovenants@gmail.com

COMMITTEE ROSTER

Rowland Bowers

Tom Cumber

Dick LaFrance

Bob Hale, Board Liaison

Residents did a great job decorating for the holidays this year as shown on the centerfold of this issue of *The Connection*. There were some wonderful fall and winter decorations and festive lights. As a reminder, exterior decorations must reflect the present season....winter holiday decorations are permitted to be up from Thanksgiving until the end of January.

Note that decorations should not 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.

When using live decorations, such as florals and wreaths, ensure that all dead vegetation is removed promptly.

We wish you a joyous holiday season!

Ron, Dick, Tom and Rowland

MODIFICATIONS & CONSTRUCTION



COMMITTEE ROSTER

Barbara Bassett
Kathy Cumber
Sara Howard
Pam Sackett
Don Minogue: Board Liaison

Diane Boyle, Chair
dianemboyle@comcast.net

The MCC meets on the second Monday of the month at 5:00pm 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.

During the spring and summer months, the MCC usually sees an increase in the number of applications submitted for exterior changes. If you are considering any alteration or improvement to the exterior of your home, you must first gain approval from the MCC. 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.

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 Committee is currently reviewing the Design Guidelines and will be making recommendations to the board for some minor revisions this spring. Once board-approved, it will be posted on the community website and copies will be available at the site office.

On behalf of the Modifications and Construction Committee, Happy New Year and our best wishes for 2019!

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Tom Walton

SWIM & TENNIS



COMMITTEE ROSTER

Grete Bravo
Bev Luzader
John Schoeb
Cole Spalding
Gary Border: Board Liaison

John Short, Chair

Winterization of the pool facilities was completed in the fall. There was an interruption in making repairs to all of the tennis and basketball courts this year due to unexpected repairs and conduit replacement for the court lights. The Swim and Tennis Committee will meet over the winter to discuss recommended improvements to the board at the recreation facilities. We welcome all residents to join us at meetings and/or make suggestions for improvements to the facilities. Please check the online calendar at www.lmroa.com to verify meeting dates and times.

During winter months, the tot lot, basketball courts and tennis courts are available, weather permitting. 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 that lead to the site office, so please use caution when you are at the facility and avoid areas that are covered with ice.

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

Happy New Year,
John

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LAKE MANASSAS ENTRANCE IMPROVEMENTS

STONEWALL GATE ENTRANCE

Improvements to the Stonewall Gate Entrance with the addition of a resident only lane were phased in over the course of the last year. The resident only lane was put in to service in March then over the summer, landscape replacements and enhancements surrounding the Gate House were made. The final phase of this renovation project, which was completed in November, included covering the front of the Gate House with a stone façade to match the columns at the Gate House and existing stone structures at the unmanned gate on Turtle Point Drive near Amsterdam Court.

BALTUSROL GATE ENTRANCE

In addition to the changes at the Stonewall Gate, barrier arms for a visitor lane and a resident only lane were installed at the main gate on Baltusrol Boulevard.

FUNDING

Funds dedicated to the community by Basheer & Edgemoore provided the financial backing for these projects, however the efforts of Board and Committee member, Joe Greenlee, who oversaw these projects with assistance from Rowland Bowers, Chairperson, Community Safety and Visitor Access Committee, brought them to fruition.



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By Gary Huebner, PGA ~ Stonewall Golf, General Manager

Happy New Year to all, and welcome to 2019! During these winter months, the team at Stonewall Golf Club is busy planning new ways to elevate our offerings and the delivery of our services as we strive to be your "1st choice" for relaxation! There's no doubt that our beautiful property is an important asset to the local community, and especially to the residents of Lake Manassas. We appreciate your support of our restaurant, event spaces and golf course in 2018, and we intend to provide you with many good reasons to frequent and support Stonewall in the year ahead!

As mentioned in the last edition of this newsletter, Samantha Bishop has joined us as our Event Sales Director, and we're enjoying a nice increase in event bookings for 2019! Be sure to reach out to Samantha for help with planning your next celebration, event or meeting while we still have good dates available. We hope you'll tell your friends and/or colleagues that Stonewall is the perfect place for weddings, celebrations, socials, golf outings and gatherings of all types!

The Brass Cannon Restaurant will remain open through the winter months, and the fireplace is on! We have reduced the hours of service on days of the week that are typically slow, but we have expanded our dinner-time hours when compared to last winter. As a Lake Manassas resident, you don't have to go far to enjoy some time out with good friends and good food! Call the Brass Cannon at 703-753-6140 for reservations, or just stop in!

The Brass Cannon winter hours of service through February 2019 are as follows:

Sundays	11:00am - 4:00pm with Brunch service 11am-2pm
Mondays	Restaurant CLOSED
Tuesdays	11:00am - 4:00pm
Wednesdays	11:00am - 8:00pm with Wine Down Wednesday wine specials!
Thursdays	11:00am - 8:00pm join us for Burger Night!
Fridays	11:00am - 8:00pm
Saturdays	11:00am - 8:00pm

Come for Happy Hour Wednesday - Friday from 4pm - 7pm!!

The Stonewall golf course stays open all year (weather permitting) and you can enjoy Winter Rates on greens fees during January and February. Also - our 2019 Cannon Club loyalty card is available now to help you save on golf throughout 2019! And, if you like a good bargain, visit our golf shop for end-of-season "Clear the Racks" specials on apparel, accessories and equipment!

We look forward to seeing you soon!



Your Event Our Setting



Your Relaxation Our View



EVENTS • RESTAURANT • GOLF
703.753.5101 stonewallgolfclub.com **703.753.6140**

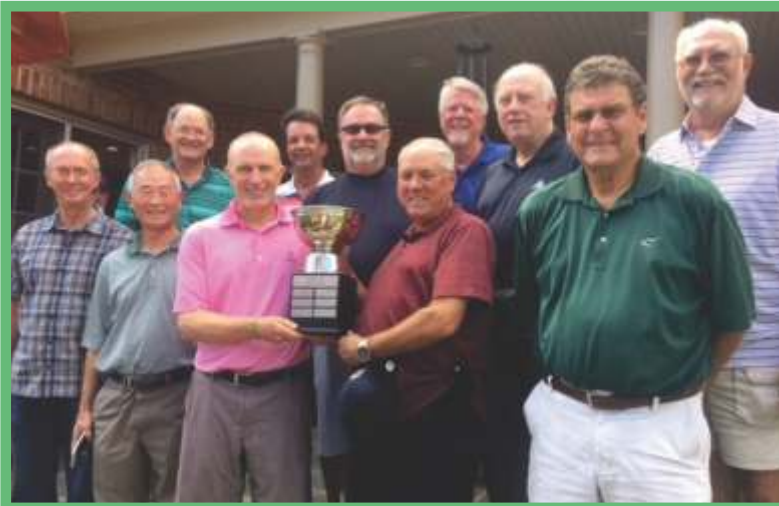
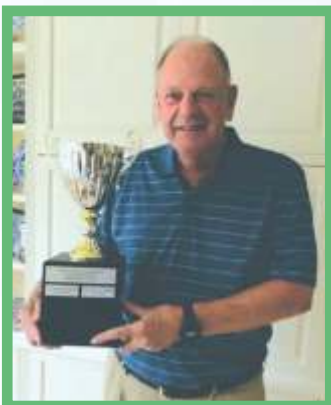
STONEWALL GOLF CLUB MEN'S SENIOR GOLF LEAGUE

The Men's Senior Golf League concluded its 5th season crowning its Match Play Champion and The Rowe Cup Team Champions.

Summary of Match Play Competition - Except for a couple of matches they were all close with many matches being decided in the final holes and in some cases extra holes. Flight winners were: Ron Bochette, 1st Flight; Jim Smith, 2nd Flight; Dick Markle, 3rd Flight; and Mike Luecke, 4th Flight. In the semi-final matches Mike Luecke defeated Ron Bochette - 1 up and Jim Smith defeated Dick Markle on the 20th hole. In the Third Place Match Ron defeated Dick and in the Championship Match Mike defeated Jim - 2 up. Congratulations to Mike!

Summary of The Rowe Cup Competition - In The Rowe Cup competition Sam Bailey's Team of "Assassins" defeated Walt Phillip's Team of Leathernecks 18 ½ to 11 ½. The "Leathernecks" played well during Day 1 but the "Assassins" knuckled down and handily won the Day 2 competition to capture The Cup! Congratulations to Sam and his "Assassins!"

League Organizers are planning a 6th Senior League Season beginning in April 2019 and invites golfers age 55 years and older to join the League. The purpose of the League is to encourage regular play, improve golf skills, have fun, meet other golfers, and participate in at least one relaxed yet spirited competitive event. The season begins in April and concludes in September and all League play is at Stonewall. If you are interested look for League information in the Stonewall Golf Club Pro Shop in March 2019. One final note - Thanks to the Management and Staff of the Stonewall Golf Club for their tremendous support to our League this past season!



Front Row - Jim Hendrickson, Robert Paik, Sam Bailey, Jim Smith, Harlan Norris. Back Row - Rusty Paul, Bob Bennington, Sam Johnson, Bill Tessier, Doug Cary and Dick Markle. Missing is Gene Devereaux.

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*Thank you for Shashi Mehta & Michelle Wingo
for taking precious time from their weekend to
capture the beauty of Lake Manassas for all to enjoy.*



REAL ESTATE IN LAKE MANASSAS SALES

(Fourth Quarter 2018 up to 11/30/18)

*DOM = Number of "days on Market"

N/C Indicates new construction

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

ADDRESS	SOLD PRICE	LIST PRICE	DOM*	AGE
8121 Willingboro Court	\$ 549,000	\$ 559,000	50	19
7985 Turtle Creek Circle	\$ 570,000			N/C
7990 Amsterdam Court	\$ 615,000	\$ 624,900	87	19
8092 Crooked Oaks Court	\$ 630,000	\$ 649,900	72	21
15524 Tuxedo Lane	\$ 680,000	\$ 675,000	75	13
15928 Spyglass Hill Loop	\$ 765,000	\$ 774,900	28	17
14923 Alpine Bay Loop	\$ 879,000	\$ 929,000	196	23

*Through the lens
of Shashi Mehta*

CURRENT LISTING & PROPERTIES UNDER CONTRACT

ADDRESS	LIST PRICE	AGE
8317 Roxborough Loop	\$ 624,900	14
8441 Link Hills Loop	\$ 774,999	14
8377 Pedigree Court	\$ 799,900	12
8322 Roxborough Loop	\$ 974,990	16
15818 Spyglass Hill Loop	\$1,050,000	14
15814 Spyglass Hill Loop	\$1,298,000	15



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.



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¹Must apply for your home loan on or after 1/1/19 and close on your purchase by 4/30/19 to qualify for the bonus points. Offer is not valid on home equity loans or lines of credit. Offer is not valid on internal refinances. Cannot be combined with any other offers. 50,000 bonus points is a \$500 value on your Northwest Federal NOW REWARDS card. Visit nwfcu.org/NOWREWARDS to apply. Must be a cardholder prior to closing on your mortgage in order to earn bonus point offer. The points will be awarded on active Mastercard accounts within 90 days of closing.

²The HomeAdvantage program is made available to you through a relationship with CU Realty Services. Program Cash Rewards are awarded by CU Realty Services to buyers and sellers who select and use a real estate agent in the HomeAdvantage network and are based on the commissions paid to the agent. Using Northwest Federal for a mortgage is not a requirement to earn Cash Rewards. Cash Rewards incentives are void where prohibited by law.

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
JANUARY		1 MGT OFFICE CLOSED 	2 PW County Schools REOPEN 5pm Communications	3 Trash	4	5
6	7 Trash Recycling	8	9 7pm Swim/Tennis	10 Trash	11	12 2pm Budget & Finance
13	14 Trash Recycling 5pm Modifications & Construction	15	16 5pm CSVAC	17 Trash	18	19
20	21 Trash/Recycling 6pm Covenants  PW County Schools CLOSED	22	23	24 Trash	25 Prince William County Schools 1/2 day Elementary Schools	26
27	28 Trash Recycling PW County Schools CLOSED	29	30	31 Trash	Subject to Change	

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
FEBRUARY					1	2
3	4 Trash Recycling	5	6 5pm Communications	7 Trash	8	9
10	11 Trash/Recycling 5pm Modifications & Construction	12	13	14  Trash	15	16 2pm Budget & Finance
17	18  Trash Recycling PW County Schools CLOSED MGT OFFICE CLOSED 6pm Covenants	19	20 5pm CSVAC	21	22	23
24	25 Trash Recycling	26	27	28 Trash	1	2
3	4 Trash Recycling	5	6 6pm Communications	7 Trash	8	9 2pm Budget & Finance
10	11 Trash Recycling 5pm Modifications & Construction	12	13	14 Trash	15	16
17	18 Trash Recycling 6pm Covenants	19	20 5pm CSVAC	21 Trash LMROA BOARD MEETING (tentative) 5:30pm Closed Session 6pm Open	22	23
24 	25 Trash Recycling	26	27 	28 Trash	29	30
31				MARCH		

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Prince William County Public Schools 2018/2019 Calendar

December 21-31	Winter Break - School Closed
January 1	New Years Day - School Closed
January 21	Martin Luther King Holiday - School Closed
January 25	Half Day Elementary Schools
January 28	School Closed - Teacher Workday
February 18	School Closed - Presidents' Day
April 1	School Closed - Teacher Workday
April 15-19	Spring Break - School Closed
May 27	Memorial Day Holiday - School Closed
June 11	Last Day of School



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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 (especially painting and landscaping), 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 make 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.

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 in advance. If you continually disregard the parking regulations, you may be called to a hearing before the Covenants Committee and also fined \$50 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. While we understand that trash bags at the curb, may be necessary from time to time, it is recommended that you use the can provided by American Disposal. This will eliminate any trash/debris scattered by birds and wildlife.

For information on special pickups and restrictions please go to www.americandisposal.com.

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 Home-owners 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;
- Grass clippings not removed from street/sidewalk
- Speeding and vehicles running stop signs;
- RV's and/or boats brought into the community and left overnight and/or parked dangerously in the street, on sidewalks or trails.

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.

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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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	703.792.5004
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 Residential Owners'
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LAKE MANASSAS CONNECTION

NEWSMAGAZINE PUBLICATION DATES & INFO

Do you have ideas, articles, photos to share with the community? Are you interested in starting a club or want to tell us about one you are part of? Do you want to advertise or know someone who could benefit from advertising in this publication? Write to us at newsletter@lakemanassasroa.com and imageryads@aol.com (please put LakeManassas in the subject line).

Advertising, Photo & Article Deadlines are as follows:

Spring Issue: March 1

Summer Issue: June 1

Fall Issue: September 1

Winter Issue: December 1

For information call *Imagery* at 703.723.3400
or email: imageryads@aol.com or imagerymelissa@aol.com
or download a contract from our website
www.imageryprintandpromotions.com



Please 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!

COMMUNITY CLUBS

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.

PHOTO FUN

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

This group meets at 10am - 2pm and/or 7pm - 11pm on the 2nd Friday of each month at Helen's home. Feel free to bring a snack or drink to share. Please RSVP.

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.