

# LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

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VOLUME 15, ISSUE 2



# LAKE MANASSAS CONNECTION

Official Publication of  
The Lake Manassas Residential Owners Association  
Volume 15, Issue 2

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

Send your emails to: [concerns@lmroa.com](mailto:concerns@lmroa.com)

## BOARD OF DIRECTORS

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Don Minogue, Treasurer  
Shashi Mehta, Secretary  
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### BUDGET & FINANCE

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Vacant, Chair [mwingo@cmc-management.com](mailto:mwingo@cmc-management.com)

### COMMUNITY SAFETY/VISITOR ACCESS

Rex Luzader, Chair [rluzader@hotmail.com](mailto:rluzader@hotmail.com)

### 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 [LMROAConcerns@gmail.com](mailto:LMROAConcerns@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 Dr. -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: Mon - Fri: Walk-In: 10am - 12:30pm  
After 12:30pm by appointment please!

Customer Service Center 703.631.7200  
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## INSIDE THIS ISSUE

- 3- From The Board
- 4- Lake Manassas Corner
- 5- Management Report, Covenants

### COMMITTEE REPORTS

- 6- Budget & Finance, Community Safety & Visitor Access, Covenants
- 7- Modifications & Construction
- 8- Swim & Tennis

- 10- LMROA Community Spring Recycle Event
- 11- Think Before You Throw
- 12- Stonewall Golf Club
- 13- Stonewall Golf Club - Men's Senior Golf League Registration Form
- 14- Ladies Nine Hole Golf League Real Estate in Lake Manassas
- 16- Spring Gardening Tips

### COMMUNITY CALENDARS

- 18- April 2019
- 19- May 2019
- 20- June 2019

### COMMUNITY

- 21- Call Before You Dig
- 22- Prince William County Public Schools Calendar
- 23- Lake Manassas Community Clubs
- 24- New Community Parking Policy
- 26- Community Information
- 27- Local Phone Contacts
- 28- Pool and Tennis Hours, *Lake Manassas Connection* Info

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## FROM THE BOARD



Bob Hale  
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Vice President



Don Minogue  
Treasurer



Shashi Mehta  
Secretary



Joe Greenlee  
Director, LMA Liaison

The Board of Directors will be reviewing funding requests from Committees as it works with Management and the Budget and Finance Committee in preparing the Fiscal Year 2020 budget. A full Reserve Study is scheduled to take place this spring. There are however, several projects that will be funded from the Reserve Funds already on the horizon for this spring and other major projects being considered for next fiscal year using Reserve Funds. Those projects are briefly outlined below.

### FINANCE

The most recent Financial Report shows the Association has cash and investments of \$2,000,000. The Repair and Replacement Reserves are fully funded and there is a positive balance in Prior Year Equity of \$111,914.73. Through the first seven months of the fiscal year we are under budget by \$26,921.71. We have through the end of February spent most of this year's snow removal budget and are hoping for an early spring. The good news is we are still on trend to break even for the fiscal year.

The Reserve expenditures for the remaining fiscal year include:

- The milling and paving of Turtle Point Drive between the guard house and round-about and selected pipe stems; speed-bump replacement, and raised crosswalk installation. Residents will be notified when the work is to begin and the potential traffic pattern changes to occur during this work. Brother's Paving was awarded the contract.
- A new roof with gutters and new doors at the Swim and Tennis Center will be installed. This contract was awarded to Katchmark Construction.
- Doors for the Stonewall Guard House will be replaced. This contract was also awarded to Katchmark Construction.

New projects for next year being considered and using Reserve funds include:

- Replace the retaining wall behind Kamehameha Place town homes.
- Mill/Pave/Repair tennis courts.
- Renovate Men's and Women's locker rooms at the Swim and Tennis Center.

Monthly LMROA Financial reports are available on the website by logging in to [www.lmroa.com](http://www.lmroa.com).

The Finance Committee is seeking volunteers to serve on and Chair the Committee. Contact Michelle if you are interested.

### SAFETY

The recommendation of the Community Safety and Visitor Access Committee (CSVAC) is to replace speed bumps with speed humps and to install raised crosswalks at selected locations throughout the Community. These recommendations are scheduled during the milling and paving project beginning this spring and already approved by the Board. Additionally, the Committee continues to analyze data from the speed radar sign and will keep the Board apprised of any speeding issues that arise throughout the community.

Prince William County Police continue to patrol the community on a random basis throughout the week. Officers routinely monitor our roads to ensure drivers adhere to speed limit and stop signs. They also patrol around the Swim and Tennis Center and ensure trespassers are removed from the premises. Note that if you park illegally (too close to a stop sign, in front of a hydrant, facing traffic or block pedestrian traffic/sidewalks), you may be issued a citation.

The installation of barrier arms in the Resident Only and Visitor Lanes at the Baltusrol Gate was completed last fall. While there was a period of adjustment since there were "no barrier arm" lanes in the past, the overall transition by the Residents in the Community to the installation of the barrier arms has been relatively smooth.

If you have not already noticed, there is an area marked alongside the west side of the Baltusrol Gate where the pedestrian path will be extended to Turtle Point Drive for bicycle and pedestrian use. NOTE: pedestrians and bicyclists must not attempt to enter through gates and must use paths and sidewalks at gated locations.

The Committee has presented to the Board options to replace the boulder on the path adjacent to the unmanned Amsterdam Gate on Turtle Point Drive. We are meeting with contractors and discussing those options and hope to move forward and complete this project in the spring.

### DESIGN GUIDELINES

The Modifications Committee along with the Covenants Committee has provided some suggested revisions/updates to the Design Guidelines. Once the Board has reviewed and approved the changes to the Design Guidelines, residents will be notified via blast email and a copy will be posted to the Community website ([www.lmroa.com](http://www.lmroa.com)). There have also been some minor changes made to the language regarding golf cart usage in the LMROA Parking Resolution. The amended Parking Resolution can be found on pages 24 and 25 in this issue of *The Lake Manassas Connection*.

(Continued)

## BOARD OF DIRECTORS (CONT.)

### COMMUNICATIONS

The Communications Committee is seeking volunteers. The Committee generally meets monthly for approximately one hour and works closely with Management on website content, preparation of email blasts, *The Lake Manassas Connection* and other communications sent throughout the Community.

### WEBSITE

If you are not already registered, please go to [www.lmroa.com](http://www.lmroa.com) and sign up to view important documents on the website. Registering on the website will automatically enroll you in email blasts from the LMROA.

### FIOS

The Community is still in need of over 200 additional signatures to move forward with amending the LMROA Declaration and granting Verizon the necessary easements for the installation of FIOS on the Western side of Lake Manassas. Even if you live on the Eastern side of Lake Manassas and already have FIOS, we desperately need your signature. Please stop by the Community Site Office during normal business hours or contact one of our Management Staff to set up an appointment to sign the consent form. This form must be notarized and our onsite staff is available to witness and notarize these forms for you Monday through Friday or after hours by appointment.

### VOLUNTEERS

We would like to thank our volunteers for their service and support. Please enjoy their reports that can found in this publication. We encourage all our residents to volunteer for Committees and to provide feedback that contributes to the improvement of our Community.

### COMMUNITY SPRING SHRED EVENT

The Community is conducting a Community Spring Shred Event on Saturday, April 13, 2019 from 9:00am to 12:00 noon. See details on page 10.

Sincerely,  
Bob, Gary, Don, Shashi and Joe



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!

## LAKE MANASSAS CORNER

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

- **LMA Financials** - LMA has completed its Reserve Study and it was deemed that the Association is financially solvent.
- **LMA Capital Projects** - LMA has scheduled two major projects in the spring/summer that will have some impact on the residents in the Community. The first is the resurfacing of the pavement from Lake Manassas Drive east and west to the Amsterdam and Stonewall Gates respectively. The second is the continuing effort to complete a Landscape Plan on Baltusrol Drive that includes the removal and planting of new trees and other complimentary landscape.
- **Landscape Plan for Baltusrol Blvd** - LMA has an extensive landscape plan to improve the appearance of the median on Baltusrol Blvd replace existing trees and upgrading other landscape areas, e.g., island end-caps. Some changes were made last fall at the front gate that intersects with Route 29. More upgrades to include tree replacement are scheduled this year with the completion scheduled for the spring of 2020.
- **Walkers/Bikers Sidewalk Extension at Baltusrol Gate** - This particular project is planned for the spring.
- **Parking on Baltusrol Blvd** - LMA plans to examine the parking situation in front of the Medical Rehab Facility as it is difficult to see parked cars on the street at night. The plan is to post signs, stripe the pavement outlining parking spaces and stripe Baltusrol Blvd, i.e., the north and south lanes, to assist drivers at night.
- **LM Directional Sign at End of Lake Manassas Drive** - Presently there isn't any lighting on the sign located on the bank across from the Lake Manassas/Turtle Point intersection making it impossible to read the sign at night. LMA has been asked to consider installing lights to illuminate the sign so it can be read by visitors to the Community. LMA is planning to tackle that project in the spring.
- **Pond and Siltation Study** - LMA is going to explore the hiring of a vendor to conduct a Bathymetric Study of the LM Community Ponds and Their Siltation. A number of the LM ponds seem to have more silt in them than in the past and it is thought it has been caused by the run-off from the construction projects on Baltusrol Blvd.
- **LIDL** - LMA has not received any new information from their corporation headquarters.
- **Cell Tower** - LMA has had no contact from the firm or anyone regarding this action

If you have any questions please contact Joe Greenlee, LMROA member to the LMA Board at [concerns@lmroa.com](mailto:concerns@lmroa.com).

# MANAGEMENT REPORT



**Michelle Wingo**  
General Manager  
mwingo@  
cmc-management.com

*"Some old-fashioned things  
like fresh air and sunshine  
are hard to beat."  
~ Laura Ingalls Wilder*

## COVENANTS



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

### *Spring is here!*

Clear, sunny days are perfect for taking time to examine your home and lot, checking for any damage or problems that may have occurred over the winter months. With annual comprehensive inspections just around the corner, consider resolving any issues you may find and then prepare for the warm, relaxing days ahead!

#### **Following is a sample list of items to address this spring:**

- ✓ Check mailbox to see if touch-up paint or wood rot repair is needed
- ✓ Inspect all wood, trim, and shutters for peeling paint or wood rot
- ✓ Power wash algae off of siding and deck
- ✓ Replenish all mulch beds with a 2" layer of mulch
- ✓ Prune shrubs and trees

We appreciate all of the time and effort Lake Manassas residents put into maintaining their beautiful properties and look forward to many spring blooms!

**Pets** - We would like to remind residents that in Prince William County 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)." For the safety of all residents and their pets, pets must be leashed at all times during walks through the community.

**Parking** - We would like to thank all of our residents for continually making arrangements to park all vehicles in their garages and/or driveways. In some situations, there are residents with several vehicles and short driveways which can make avoiding parking on the sidewalk difficult. The Parking Resolution passed earlier this year notes that it is against county law to park on sidewalks (Section 13-320). Prince William County Police may issue a \$35 ticket for blocking the sidewalk with a parked vehicle.

**Spring:** It's the time of year when most of us begin thinking about spring cleaning as well as outdoor projects. It's also the time of year when our annual covenants inspections begin so if you've put off routine maintenance or received a violation notice, now is the time to begin tackling those projects.

If you need to rid yourself of personal documents you've been collecting over time, you may want to consider swinging by the Swim and Tennis Center on Saturday, April 13th when several of our vendors will be sponsoring a "Community Shred" event for Lake Manassas residents. Please see the advertisement of page 10 of this newsletter for more details.

As days grow warmer and longer, you will begin seeing children outside playing as well as your neighbors out walking and biking. Please be cautious while driving and obey speed limits and right-of-ways at crosswalks. When walking your pet, please be courteous of your neighbor's and don't allow your pets to urinate or defecate on others property; please clean up properly after your pets along the trails and common areas. Remember, dogs must be leashed at all times when not in the confines of your property. This is not only part of the covenants of Lake Manassas, it is a Prince William County law.

I hope you all enjoy the wonderful sunny days of spring and look forward to summer-time activities and the pool opening on Saturday, May 25th. In the meantime, dust off your lawn mowers, leaf blowers and gardening tools and get outside to enjoy "some old-fashioned fresh air and sunshine."

# COMMITTEE REPORTS

## BUDGET & FINANCE

### COMMITTEE ROSTER

Romesh Deora  
Harry Horning  
Dick Knodt

Don Minogue: Board Liaison

In March, the Budget and Finance Committee began assisting the Board with preparation of the Fiscal year 2020 Budget. According to the most current (January) financial reports, we are running under budget (\$26,921.71). The February snow expenses of around \$10,000 is not included in this number but it is likely we will come in at or around our yearly budgeted forecast for this line item. The Association is on track toward a break-even for the year. In addition, the Reserves are fully funded.

## COVENANTS



### COMMITTEE ROSTER

Rowland Bowers  
Tom Cumber  
Dick LaFrance  
Bob Hale: Board Liaison

**Ron Allen, Chair**

LMROACovenants@gmail.com

We need all of our resident's help in keeping our community looking its best. Living together in a close-knit community we all have to work together to maintain its appearance and beauty to make it the best place to live.

Please do your part and remember to:

- Pick up after your pet and dispose of waste properly.
- Pick up litter you notice in the community and dispose of it.
- Make sure household trash is bagged, secured and set out on the curb to be disposed of in a timely and appropriate manner.
- Make sure your home and property meet the highest appearance standards.

Thank you for taking pride in the appearance of our community, we all want it to look its very best. Your cooperation is greatly appreciated.



**Rex Luzader, Chair**

rluzader@hotmail.com

## COMMUNITY SAFETY & VISITOR ACCESS

### COMMITTEE ROSTER

Robert Glista  
Rich Marianos  
Gary Seyster  
Gary Border: Board Liaison

The Committee would like to thank Rowland Bowers for his many years of dedicated service to this committee and the community over the years. Rowland stepped down as chair of the committee in January to dedicate more time to personal interests.

The "denied access" protocol at the Baltusrol and Stonewall Gates has gone well. Thanks to all residents for registering in and utilizing Gate Key.

Thanks to LMA for responding to our request to remove and replace the plantings in the island on Turtle Point Drive as you approach the Stonewall Gate. Visibility is much improved, making the area much safer.

Due to weather and timing the speed calming measure to replace speed bumps with speed humps in critical locations has been delayed until spring.

### Ongoing committee activities include:

1. Updating post orders as required,
2. Developing a gate attendant award program that will be recommended for adoption to the Board in March,
3. Identifying potential locations for additional security cameras in the community and a protocol for their use,
4. Analyzing speed data periodically and recommending to the LMROA Board additional speed calming measures as required based on the data collected.,
5. Reviewing resident requests regarding safety and access and taking appropriate action.

Volunteers to serve on the committee are always welcome. Please let Michelle Wingo know if you are interested in volunteering.

### GateKey

We would like to thank residents for their cooperation in registering on GateKey. We are pleased to report that we have over 90% of residents now registered. As a reminder, be sure to update your list when necessary by adding visitors to either your party, temporary or permanent guest list. **Please do not call the gate house and ask the attendant to update your list for you.**

If you use a driving service such as Uber or Lyft, we recommend that you put them on your permanent list so that upon their arrival there is no delay in allowing them to enter.

If you need assistance with your account or updating visitor lists, or have questions or concerns regarding gate attendants, please send an email to [gatekey@lmroa.com](mailto:gatekey@lmroa.com) or call the site office (during regular business hours) at 703-753-7745.

# COMMITTEE REPORTS



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

## COMMITTEE ROSTER

Barbara Bassett  
Kathy Cumber  
Sara Howard  
Pam Sackett

Don Minogue: Board Liaison

## MODIFICATIONS & CONSTRUCTION

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.

Spring is the time of year when we generally see 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 Modifications Committee approval. Any modification not approved by the MCC will be cited as a violation and may complicate the sale of the property. 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 along with the Covenants Committee, has been reviewing the Design Guidelines and will be submitting suggested updates and revisions to the Board of Directors this spring.

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 the LMA and KCS Landscaping on a landscape design for the area approaching the Stonewall gate. Shrubs which were a possible site line hazard were removed and Crepe Myrtle trees were planted on the median. Several dead and dying trees were removed from behind the Swim and Tennis Center so that a new path that runs along Baltusrol Blvd., alongside the gated entrance could be installed. The LMA has a multi-phase landscape project taking place on Baltusrol Blvd.

The MCC generally meets on the second Monday of the month at 5:00 PM at the site office located at the Swim and Tennis Center on Turtle Point Drive. Occasionally the meeting date is rescheduled due to members' availability, so please check with Michelle.

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Tom Walton

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# COMMITTEE REPORTS



**John Short, Chair**

## SWIM & TENNIS

After a cold, wet, dreary winter, we are excited that pool opening is right around the corner! The pool will open on Saturday, May 25, 2019 at 11 am. 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 1 pm opening on weekdays while public schools are still in session. After public schools close for the summer, pool hours will be 11 am until 8pm daily until students return to school in August. At that time the pool will open weekdays at 3pm and weekends/holidays at 11 am and will continue to close daily at 8pm.

The committee has been discussing improvements for the Swim and Tennis Center and will be making recommendations to the board for the FY 2020 budget year.

### 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 29<sup>th</sup>. Only check payments can be accepted.

### POOL MANAGEMENT

We are entering the final year of our three-year pool management contract with Virginia Pools. We have been pleased with the overall management of the pool and facilities and hope to negotiate a new contract with Virginia Pools for next year. Anyone interested in becoming a life guard should contact Virginia Pools at 540-428-6123.

### SPORT COURTS

The tennis and basketball courts need some attention and the Swim and Tennis Committee is in the process of obtaining bids. We hope to address the first phase of repairs this summer and to complete repairs on all courts over the next couple of years. A blast email notice will be sent to residents when work is scheduled since it may require that we close the courts for a few days

Reminder: Court use is restricted to residents and their guests. **Guests may not use courts (or the 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.

Courts are open daily from 7 am until 10 pm 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.

### COMMITTEE ROSTER

Grete Bravo

Bev Luzader

John Schoeb

Cole Spalding

Gary Border: Board Liaison

### 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.

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**JUST LISTED - Spyglass Hill**



**JUST LISTED - Horse Shoe Bay**

### Here's a review by some of our recent Lake Manassas sellers...

"Jim & Dawn Gaskill recently sold my home in Lake Manassas within a very short time. They are the most professional, hardworking & conscientious realtors with whom I have ever worked. This is the second time I have used them to sell a home for me & each time the entire process from listing to closing went very smoothly. In addition to selling my homes they were also very successful selling two homes for my daughter in the Gainesville area & one for my son in Alexandria. They have a wealth of local knowledge having lived & done business in Northern Virginia & particularly Lake Manassas for many years. They are both very organized & give much attention to detail. If you want to sell your home with a very successful, professional & hardworking team, I highly recommend Jim & Dawn!" - **Susan L**

**Visit our website for UP-TO-DATE Lake Manassas Market Activity  
& more about our Unmatched Service & Extensive Market Knowledge!**



# LMROA COMMUNITY SHRED EVENT

The LMROA will conduct a Community Spring Shred Event on Saturday, April 13, 2019 from 9:00 AM to 12:00 noon in the Community Site Parking Lot. Community residents are invited to collect personal and professional paper items (see list on the right) to recycle via shredding at this event. **The shredding is free and at no cost to residents.** The Community has engaged the support of some of our vendors to sponsor this event. While the shredding is free, residents are asked to bring no more than 5 garbage bags and or small boxes of items to shred. Please consider that other residents will have items to shred and our available time for shredding is limited. If residents have more items than 5 items to shred they should consider coordinating directly with TrueShred for support.

TrueShred is a local Gainesville business that will be conducting the shredding. Their credentials are outlined below. TrueShred:

- ✚ Is AAA Certified by the National Association for Information Destruction (the industry's highest security certification)
- ✚ Is GSA Approved (Schedule 36, Contract # GS-03F-0131Y)
- ✚ Is SWaM Certified (a Woman Owned Company)
- ✚ Is on Angie's List 2012, 2013, 2014, 2015, 2016 & 2017 as a Super Service Award recipient
- ✚ Has thousands of happy clients - please visit our testimonials at [www.TrueShred.com](http://www.TrueShred.com)
- ✚ Is a family business - locally owned and operated by security industry professionals
- ✚ Requires no long term agreements - we are that confident of our superb service
- ✚ Is Licensed, Bonded and Insured
- ✚ Is HIPAA, FACTA and GLB compliant

In addition during shredding a TV screen is on the side of the truck for residents to actually witness the entire shredding process of their sensitive files. Finally all of TrueShred's destroyed files are 100% securely recycled.

## Recycling and Information Destruction Program

### DO INSERT:

Accounting Reports  
Payroll Statements  
Personnel Information  
Medical/Insurance Information  
Job Applications  
Disciplinary Actions  
Vendor Information  
Letters/Memos/Notes  
Customer Correspondence  
Customer Credit Information  
Sales and Marketing Strategies  
Reports and Printouts

### DON'T INSERT

Garbage  
Glass/Plastic/Styrofoam  
Newspapers  
X-rays  
3-Ring Binders  
Corrugated Cardboard  
Cell Phones (fire hazard)  
Batteries (fire hazards)

\*Note: There is no need to remove staples, paper clips, binder clips, rubber bands or tape.

### SPECIAL MANAGEMENT OFFICE HOURS

The Site Office will be open during the Shred Event to extend the opportunity for homeowners to complete other actions. Some of the actions that LMROA will offer residents include:

- Collect signatures for the FIOS project;
- Sign up for "pool passes" for the up-coming year; and
- Confirm and update information and or answer question regarding GateKey information.

This Community Recycle Event is an opportunity for residents to rid themselves of personal confidential and sensitive information from their home and be comfortable that it has been properly handled and processed. We hope residents take advantage of this opportunity. Thank you.

## Sponsors...



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# THINKBEFORE YOUTHROW<sup>SM</sup>



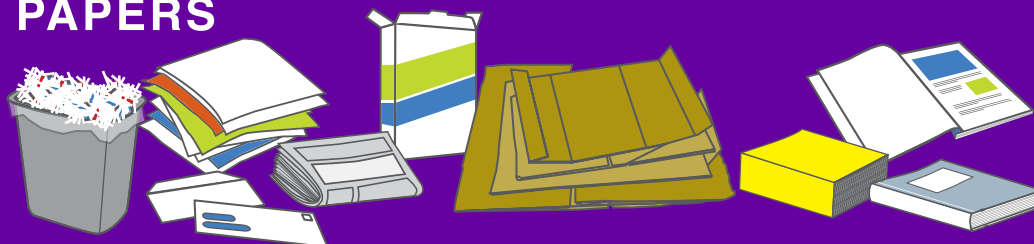
Place all items mixed together & unbagged into your recycling container. Give some items a quick rinse.

## GLASS



All glass bottles & jars

## PAPERS



Mixed paper, newspaper, office paper, junk mail & bagged shredded paper

Flattened cardboard & paperboard

Magazines, phone books, catalogs, & books

## CARTONS



Juice boxes, milk, wine & broth cartons

## PLASTICS

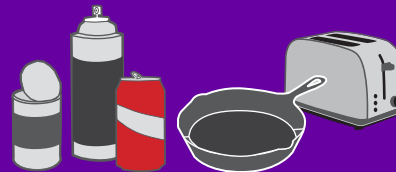


Plastics labeled #1-7

Wide-mouth plastics

Rigid plastics

## METALS



Aluminum & steel cans, non-hazardous aerosols, pots & pans' small appliances

Look for alternative disposal methods for these items. **Do not toss in your recycling container**



Batteries



Light bulbs



Sharps & medical waste



Polystyrene cups, plates, & bowls



Wrappers



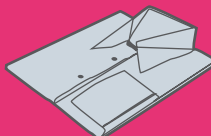
Plastic bags



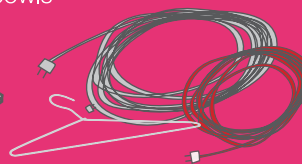
Paper plates & napkins, bio-based plastics



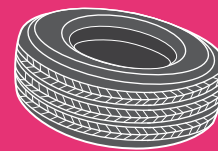
Glassware, heat-resistant glass & ceramics



Clothing



Wires, cables, plastic binding & lights



Tires

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*Stonewall*  
*Golf Club*  
AT LAKE MANASSAS

By Gary Huebner, PGA ~ General Manager

Spring is here and it's time to get ready to enjoy the outdoors and, hopefully, plenty of sunshine. The team at Stonewall continues to work to evolve our offerings and services to meet the needs and desires of the local area, especially our neighbors in the Lake Manassas community!

The golf course is 'waking up' after a cold winter, and our maintenance crew is finishing up projects that will improve playability and aesthetics throughout our course and grounds. If you're a golfer, be sure to take advantage of the great value provided through our Annual Golf Memberships or our Cannon Club loyalty program!

Remember, Stonewall is the perfect place for weddings, celebrations, socials, golf outings and gatherings of all types, and we encourage you to reach out to Samantha Bishop for help with planning your next celebration, event or meeting while we still have good dates available. Our 2019 event calendar is booking up quickly!

We're excited to roll out several new offerings in 2019 along with the continuation of some successful programming from 2018. Following is a list of highlights that you can expect to enjoy:

- Wednesday evening "Live Music on the Terrace" returns, beginning on April 24th!
- Thursday is now "Burger Day" with our build-your-own burger special for just \$8!
- Happy Hour specials that can't be beat available from 4pm-7pm on weekdays!
- An "all new" menu in the Brass Cannon will roll out during the month of April!
- The Brass Cannon returns to "summer hours" on April 1st!
- Lake Manassas residents will be invited to a "Spring Social" to kick off the season! Detailed information coming soon...
- Our Easter Brunch will be served on Sunday, April 21st. Watch for details and make your reservations early!
- We'll be having several wine &/or beer tasting events throughout the season. Watch for announcements of the dates and times and join us!
- We're scheduling monthly 9-hole golf events that will include food, prizes and plenty of fun. The first of these will be our own "Par 3 Tournament" during Masters week!
- Fresh, new apparel, equipment and accessories are arriving daily in our golf shop. Stop in to see and purchase some of the new items and trends and to take advantage of clearance discounts on remaining 2018 merchandise!
- New, top-grade practice range mats will be installed in April, and new range balls will be added throughout the season!
- Our golf professional staff will be offering Junior Golf Camps this summer! Details to come...

- We are improving our communications using social media platforms. Be sure to "follow us" on Facebook and Instagram for the latest news and "conversations"!

- We'll communicate events, happenings and announcements regularly via email - be sure to give us your email address to stay up-to-date on all that's happening at Stonewall and the Brass Cannon!

As you can see, we're planning for a successful year, and we hope you'll join us often for fun and relaxation - all right in your "back yard". We look forward to providing special hospitality to our Lake Manassas neighbors, and we appreciate your support and patronage of Stonewall Golf Club!

*Stonewall*  
*Golf Club*  
AT LAKE MANASSAS

*Your Event . . . . Our Setting*



*Your Relaxation . . . . Our View*



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## MEN'S SENIOR GOLF LEAGUE

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 provides golfers with an opportunity to play regularly and the opportunity to increase golfing skills, build camaraderie, have fun, and occasionally - participate in spirited competition!

The season is 26 weeks long and begins on Wednesday, April 17, 2019 and ends on Wednesday, October 9, 2019. The League registration/membership fee are \$75.00 per golfer. On play dates/days the cost (includes range balls and cart) for non-Cannon Club and Annual Membership golfers will be \$49.00. Cannon Club Members pay only \$45.00 and Annual Members are not required to pay-to-play. Golfers are not required to play every Wednesday; only when their schedule permits them to play.

Each Wednesday the golf begins at 8:30 AM with a "shotgun" start. Most play dates are "Open Play" however the League will conduct a competitive event and "Play for Prizes" at least once each month except in April and October. During the year the League will also schedule Medal and Match Play Events and at the end of the season conduct The Rowe Cup using a Ryder Cup format with competing Teams.

During the season the golfers are divided into Flights based on skill. 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 some of the awards a golfer must complete and post at least 13 individual 18-hole scores in the League at Stonewall.

There is one addition this year in the Preferred Tee choice options below to point out. This year the League will give golfers the opportunity to choose and play from a Combo Tee, a combination, a mix of White and Red Tee locations. From the Combo Tee the par is 72; the course yardage is 5877 yards shorter than the White Tee (6191) yet longer than the Red Tee (5681) and the holes have been handicapped based on difficulty.

If you are interested in joining the League please complete the form below and drop it off along with a check made out to Joe Greenlee in the Stonewall Golf Pro Shop. You can also mail your form and check to Joe Greenlee, 8294 Roxborough Loop, and Gainesville, VA 20155. If you want to join the League but don't have an Index, contact Kyle Backers, PGA Pro, at the Stonewall Golf Course at 703.753.5101 for assistance.

Additional information regarding the conduct of the League will be distributed to you once you join the League. If you have questions before signing up please contact Joe Greenlee (armygreen766@comcast.net) at 703.597.9524. Thank you!

### REGISTRATION FORM (PLEASE PRINT)

Name \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

GHIN# \_\_\_\_\_

USGA Handicap Index: \_\_\_\_\_

Golf Facility Where Your Handicap Is Registered: \_\_\_\_\_

Preferred Tee (Check One):

☐ White

☐ Combo

☐ Red

☐ Gold

# 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 if you would like to join us.



## REAL ESTATE IN LAKE MANASSAS SALES

(reported up to 2/25/19))

\*DOM = Number of "days on Market"

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

ADDRESS	SOLD PRICE	LIST PRICE	DOM*	AGE
8495 Link Hills Loop	\$ 735,000	\$ 749,900	145	14
15814 Spyglass Hill Loop	\$1,150,000	\$1,298,000	85	16
8150 Cancun Court	\$ 520,000	\$ 549,000	88	22
8317 Roxborough Loop	\$ 627,000	\$ 649,000	32	15
8101 Crooked Oaks Court	\$ 700,000	\$ 699,990	58	24

### CURRENT LISTING & PROPERTIES UNDER CONTRACT

ADDRESS	LIST PRICE	AGE	ADDRESS	LIST PRICE	AGE
15168 Windy Hollow Circle	\$ 554,900	20	8322 Roxborough Loop	\$ 974,990	17
6 Turtle Creek Circle	\$ 586,050	1	15818 Spyglass Hill Loop	\$1,050,000	15
8441 Link Hills Loop	\$ 774,999	15	15850 Spyglass Hill Loop	\$1,549,000	17

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# Spring Gardening Tips

## Some Great Tips To Help Your Yard Thrive This Year!

It's generally cold outside much of this month therefore you may want to start your spring gardening season indoors with some planning and preparation. Please be sure to submit an application to the MCC prior to beginning any new project.

- If you're planning a major landscape project that will require design assistance get your plan together and contractors - now! Landscape designers will get busier as the spring goes on and turn-around time will increase as well as potentially their fees.

- Research plant material and figure out what you want to plant and where. Your April trip to the plant nursery will be more productive and less stressful if you know what you want ahead of time. The Virginia Cooperative extension offers some great plant selection publications online, including this one on broad-leaved evergreens: [https://pubs.ext.vt.edu/426/426-607/426-607\\_pdf.pdf](https://pubs.ext.vt.edu/426/426-607/426-607_pdf.pdf).

- It's also important to know how much mulch you need before you purchase it. Measure your mulch beds and estimate the square footage (SF.) The following formula will tell you how much mulch you need:  $SF = \text{length of bed} \times \text{width}; D = \text{Depth of mulch in inches} / 12; SF \times D / 27 = \text{cubic yards of mulch needed}$ .

- And finally, make a plan for how you're going to dispose of any debris you generate during spring cleanup. Where will you deposit the weeds, branches and such.

Once you've planned and prepared, you can get started on the following early spring lawn and landscape projects:

- Renewal pruning - you can start that process right now. Thin your shrubs to allow more sunlight and better airflow to their interiors.

- Remove any debris that accumulated over the winter and any excessive mulch that has built up in the beds; cut back liriopse, ornamental grasses and perennials and use a spade to define the edges of tree rings and planting beds.

- Lawn fertilization should be done about mid March. Use a slow release fertilizer with pre-emergent crabgrass control.

- Make sure your lawn mower is ready to go: sharpen the blades, change the oil and make sure it starts.

### April

April is a critical month for gardening activities:

- Get your sprinkler system serviced and turned on in April but don't start using it yet unless it's unusually hot and dry.

- Your first mow of the season: don't let your grass get too long before cutting it for the first time. Cutting too much off the blades of grass at one time will turn them yellow, and timely mowing will help you avoid having to bag the grass clippings. Bagging clippings is bad for the environment and robs your lawn of its best source of nitrogen. Never mow your lawn at a height of less than 3.5", and mowing 4" or more is actually better for the turf.

- Weed treatments: spot spraying dandelions and other weeds **now** can help keep them from spreading and you avoid having to do more generalized treatments later in the season. **Please don't use any lawn chemicals without fully reading the label. Herbicides used properly are effective and safe tools for keeping your lawn healthy. Herbicides in the hands of people who don't know how to use them are dangerous.**

Pick your trees and shrubs carefully. Look for any wounds that may have resulted from improper handling. Bigger root balls usually mean a greater chance for long term survival as compared to the tiny ones offered by some discount retailers. Keep the following guidelines in mind when planting a tree or shrub.

- Dig your hole 2-3 times the width of the plant's root ball.

- Dig the hole at or slightly less than the depth of the root ball, leaving a soil pedestal in the center of the hole.

- Remove containers from smaller plants and score the root ball (rough it up to free roots to grow into the surrounding soil.)

(Continued)



Sunpatiens



Reblooming Daylily



Coreopsis



Echinacea



Peonies

# Spring Gardening Tips

- For larger balled burlapped plants, remove the wire basket and burlap if possible. If not, you should at least cut away any ropes, remove the top of the basket and cut wires once the tree is in the hole.

- Backfill the hole about halfway and add water to settle the soil. After the water has soaked in, finish backfilling and water again.

## May

This is usually a good time to plant trees and shrubs and is one of the best times of year for planting annual and perennial flowers. Wait until after the year's final frost - Mother's Day is a good guideline for that.

Some favorite annual flower selections include:

- Sunpatiens — colorful, durable and reliable; eye-catching, high-impact color all summer.
- Begonias — one of the easiest annual flowers to take care of; widely available in red, white and pink with green or bronze leaves.
- Angelonia — takes a while to get going but beautiful once it does.
- Vinca — best choice if you don't have a sprinkler system.

There are thousands of perennials you can choose. Following are a few favorite plants:

- Daylily — available in a variety of colors; 'Stella d' Oro' is a popular variety with yellow flowers blooming May-August.
- Salvia — 'May Night' salvia have violet blue flowers May-June.
- Coreopsis — daisy-like flowers with long bloom time; also called tickseed.
- Echinacea — purple coneflower; blooms June-August.
- Rudbeckia — better known as black eyed Susan.
- Peony — a perennial favorite in American gardens; blooms in late spring.

Be sure you water your flowers immediately after planting and that their watering needs are met throughout the summer. If your lawn doesn't yet need supplemental watering, it might soon. Watch weather forecasts and turn on your irrigation system just prior to a predicted spell of hot dry weather.

As the end of the month draws near, you will hopefully have the hardest work of your gardening season behind you. Other than mowing the lawn and pulling some weeds every week or two, you should be able to sit back and enjoy the summer.

**Please be sure to submit an application to the MCC prior to beginning any projects. Please place grass clippings and other lawn debris for Thursday pick up only.**



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# COMMITTEE CALENDARS

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	<b>1</b>  PW County NO SCHOOL FOR STUDENTS	<b>2</b>	<b>3</b>	<b>4</b> Trash	<b>5</b>	<b>6</b>
<b>7</b>	<b>8</b> Trash Recycling 5pm Modifications & Construction	<b>9</b>	<b>10</b>	<b>11</b> Trash	<b>12</b>	<b>13</b>
<b>14</b> Community Shred 9am - 12 noon	<b>15</b> Trash Recycling 6pm Covenants PW County NO SCHOOL SPRING BREAK	<b>16</b>  PW County NO SCHOOL SPRING BREAK	<b>17</b> 5pm CSVAC PW County NO SCHOOL SPRING BREAK	<b>18</b> Trash  PW County NO SCHOOL SPRING BREAK	<b>19</b>  PW County NO SCHOOL SPRING BREAK	<b>20</b>
<b>21</b> 	<b>22</b> Trash Recycling	<b>23</b>	<b>24</b>	<b>25</b> Trash	<b>26</b>	<b>27</b>
<b>28</b>	<b>29</b> Trash Recycling	<b>30</b>				

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*Karastan*

# COMMITTEE CALENDARS

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>MAY</b> <i>Subject to Change</i>			<b>1</b> 5pm Communications	<b>2</b> Trash	<b>3</b>	<b>4</b>
<b>5</b>	<b>6</b> Trash Recycling	<b>7</b>	<b>8</b> 7pm Swim/Tennis	<b>9</b> Trash	<b>10</b>	<b>11</b>
<b>12</b> 	<b>13</b> Trash Recycling 5pm Modifications & Construction	<b>14</b>	<b>15</b> 5pm CSVAC	<b>16</b> Trash	<b>17</b>	<b>18</b>
<b>19</b>	<b>20</b> Trash Recycling 6pm Covenants	<b>21</b>	<b>22</b>	<b>23</b> Trash	<b>24</b>	<b>25</b> Pool Opens
<b>26</b>	<b>27</b>  <b>MEMORIAL DAY</b> <b>OFFICE CLOSED</b> <b>PW County NO SCHOOL</b> <b>FOR STUDENTS</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>	



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# COMMITTEE CALENDARS

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>JUNE</b> <i>Subject to Change</i>						1
2	3 Trash Recycling	4	5	6 Trash	7	8
9	10 Trash Recycling 5pm Modifications & Construction	11 PW County LAST DAY OF SCHOOL	12	13 Trash LMROA Board Meeting 5:30pm (tentative)	14	15
16 Happy Father's Day	17 Trash Recycling 6pm Covenants	18	19 5pm CSVAC	20 Trash	21	22
23 30	24 Trash Recycling	25	26	27	28	29

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VA811 is the state corporation that consolidates and coordinates the reporting of underground utilities and the work expected to excavate near the utilities.

There are phone, cable, gas, water, sewer, power, etc. buried in the rights of way and branching to everyone's homes. Homeowners planning to plant, erect a fence, or build a deck are required to call 811 to alert the utility companies so they can mark the utilities and avoid an accident.

Visit [va811.com](http://va811.com) for more information. Tickets can be submitted online or by simply dialing 811.

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- 3- Saves time
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- 5- Avoids injury
- 6- Avoids disruption of natural gas and other utility services
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## HELP WANTED!

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# Prince William County Schools Calendar 2019/2020

## 2019

April 1	No school for All students
April 15-19	Spring Break for Students
May 27	Memorial Day Holiday
June 11	Last Day of School

## 2019/2020 SCHOOL YEAR

August 26	School Begins
September 2	Labor Day Holiday
October 14	No School
November 4	No school
November 5	No school
November 11	Veterans Day Holiday
Nov 27-29	Thanksgiving Break for Students
Dec 23-31	Winter Break for Students

## 2020

January 1-3	Winter Break for Students
January 6	School Reopens
January 20	Martin Luther King Holiday
	No School
January 24	Elementary School 1/2 Day
January 27	No school
February 17	Presidents' Day Holiday
	No School
March 30	No School
April 6-10	Spring Break for Students
April 13	No School
May 25	Memorial Day Holiday
June 12	Last Day of School



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



### Book Club

Contact: Deanna at 202.909.3824  
/deanna.mae.trotter@gmail.com

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.

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Interested  
??????

ART  
CLUB

I am a Lake Manassas resident interested in gathering together fun, creative women who like doing mixed media art, art journaling, gel printing, watercolor, or other media for a monthly sharing of ideas and projects. We might also have workshop sessions. Contact **Linda Johnston**, at **swindon53@gmail.com** or **(703) 926-4229**.



### 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.



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## LAKE MANASSAS PARKING POLICY

**The Policy Resolution below (formerly 2018-010101- Related to Vehicles, Parking and Towing) has been amended and includes modified language in regard to the use of golf carts in the community. Please Retain A Copy For Your Records.**

**Lake Manassas Residential Owners Association  
Amended Policy Resolution No. 2019-020401  
Replaces Resolution No. 2018-010101  
(Related to Vehicles, Parking and Towing)**

WHEREAS, Article III, Section I of the Bylaws and Article II(a) and Article IX, Section 3 of the Declaration of Covenants, Conditions, and Restrictions for Lake Manassas Residential Owners Association ("Declaration") provide that the Board of Directors ("Board") may exercise all the powers and duties necessary for the administration of the affairs of the Association, including adoption of rules and regulations;

WHEREAS, Article II(a) of the Declaration authorizes the Board of Directors to adopt, promulgate, enforce, and amend reasonable rules and regulations pertaining to the use of the Common Area; and

WHEREAS, Article II (c) and (e) of the Declaration authorizes the Board to assess violation charges and/or to suspend the rights to use the Association's facilities for violations of the Association's governing documents and/or duly adopted rules and regulations; and

WHEREAS, Article XII, Section 2 of the Declaration expressly authorizes the Association to regulate parking on the Common Area, and provides that all vehicles of occupants and guests of Residential Units shall be parked only in the garage or in the driveways serving Residential Units; and

WHEREAS, the Board of Directors believes it to be in the best interests of the Association to establish a policy with regards to parking and towing within the community; and

WHEREAS, the safety of residents of the Lake Manassas community is of utmost importance, and open and clear streets provide a clear line of sight for pedestrians and motorists to see each other on narrow streets, particularly the sections of the community that have no sidewalks; and

WHEREAS, to maintain the aesthetics of a family community and enhance the property value of homes;

NOW THEREFORE, be it resolved, that the Board of Directors hereby adopts the following:

### A. Parking and Vehicle Policy

1. Vehicles of owners, residents, occupants and visitors/guests of Residential Units shall only be parked in the garage or in the driveways serving Residential Units. NOTE: Parking on or blocking the sidewalk is a Prince William County parking violation and may result in receiving a ticket from the Prince William County Police.

- a. Owners are responsible for ensuring that those living in their Residential Units are fully utilizing their driveways for parking.
- b. Owners that rent their Residential Units are responsible for educating their tenants on the ROA policies to ensure compliance.
- c. Residents are responsible for notifying their guests to park in their driveway as space permits.

- d. If a resident, or guest of resident, finds the need to park on the street for a limited period of time (when parking requirements will exceed driveway space) that resident must notify the onsite manager in advance. Residents shall request exceptions to this policy by notifying the management office by phone, e-mail or on-site visit to the office, providing the date, time and duration of the exception and estimated number of vehicles. Management will keep a log of these requests. Exceptions include:
  - i. Occasional gatherings where parking requirements will exceed driveway space.
  - ii. When a resident or the guest of a resident finds there is need to park on the street for a limited period of time. For example, when service contractors' vehicles or materials will temporarily take up driveway space.
  - iii. Last minute gatherings where advance notification cannot be made during management office hours, and where parking requirements will exceed driveway space. In this case, residents will e-mail or voice mail the management office with the date, time and duration of event.
  - iv. Basketball hoops located in the driveway are not an exception for on-street parking.
- e. All service vehicles should be entered in GateKey (including unmarked service vehicles). When residents are having services performed at their home they are strongly encouraged, but not required, to have the service vehicle park in their driveway where vehicle size and nature of the work permit.
- f. When an exception takes place, residents must ensure that:
  - i. To the extent possible, residents should maintain a full driveway during large gatherings.
  - ii. Vehicles are not impeding the flow of traffic, blocking other resident's driveways or mailboxes, or parking across the street from a driveway that impedes the residents living in that house from safely exiting their driveway without concern for damaging the parked car and/or the resident's car.
  - iii. Vehicles are not parked directly across from/adjacent to other vehicles parked in the street.
  - iv. Vehicles face the same direction as traffic flow.
  - v. Vehicles are not parked within 30 feet of a stop sign (per Prince William County).
  - vi. Vehicles are not parked in spots specifically designated as "no parking" via a sign or by paint.
  - vii. Vehicles must not be parked within 15 feet of a fire hydrant or parked in fire lanes.
  - viii. Vehicles must stop 20 feet from intersections and/or cross walks (per Prince William County).
  - ix. Residents that do not live on pipe stems or "eyebrows" may not park on them, as they are the personal property of the homeowners who live on the pipe stems and "eyebrows".
  - x. Vehicles are not parked in the street overnight without prior authorization of management.

2. On-Street parking exceptions are one time and day-by-day. Residential Units with more occupant cars than can fit in their driveway and garages must find non-street parking alternatives for the overflow vehicles, as exceptions are not granted on a regular basis.

3. Commercial vehicles, tractors, mobile homes, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft and boat trailers must be garaged or stored off site. (Continued)

- a. **Commercial Vehicle:** Any motor vehicle which is designed to use or carry, deliver, handle or move goods or transport one or more persons who perform services in commerce, industry or trade and which has painted or displayed upon it any sign identifying or advertising any business or commercial venture of any kind. A Commercial Vehicle additionally includes but is not limited to trucks over 2.5 ton GVW, vehicles in excess of 19 feet in length or eight feet in width, vehicles with logos, vehicles with ladders or other items that are not contained completely within the vehicle. Examples of Commercial Vehicles include dump trucks, moving vans, service vehicles, vehicles with business names or logos, construction vehicles, taxi cabs and rental moving trucks.
- b. **Recreational Vehicles:** Recreational Vehicles (RV's) owned or leased by residents may be brought into the community. These RV's whether motorized or towable, may be brought in for the sole purpose of loading or unloading and may remain on-site no more than 8 hours per day. In no case can RV's remain on-site overnight (after 12:00 a.m., midnight). Every effort should be made to park RV's in the resident's driveway.
4. All front entry or garage doors visible from the street shall be kept closed at all times when not in use. All garage doors shall be closed at night.
5. Vehicles shall be repaired only in a property owner's garage so as not to be visible from any neighboring property.
6. **Unlicensed Vehicle:** Mini-bikes, go-carts, electric scooters, or any unlicensed motorized vehicle shall not be operated on any common area or on any road or trails within Lake Manassas, except those providing a service to the Association, Declarant or Golf Course(s).
7. **Golf Carts:** In accordance with Article XII, Section 21 of the Declaration, gas powered/combustion engine golf carts are prohibited on Association property. Electric golf carts are permitted, subject to the following:
  - a. Operator of any golf cart must be at least sixteen (16) years old, and must hold a valid Virginia driver's license:
  - b. Golf carts may not be operated on the Association's private roads and/or paths, except those roads and/or paths that may be designated by the Association; and
  - c. When not in use, golf carts must be stored or parked within an enclosed garage

## **B. Enforcement -**

**Below policy for Parking Violations is set forth in Policy Resolution No. 2018-010102, Creation of Procedures to Ensure Due Process in Enforcement Matters.**

The Board of Directors shall have the power to assess charges against the Owner, pursuant to Article II (e) of the Declaration and Section 55-513 of the Virginia Property Owners Association Act (the "Act"), for any violation of this Parking Policy, for which an Owner or his family members, tenants, guest or other invitees are responsible as follows:

1. In accordance with Section 53-5513.C of the Act, before any such charges may be assessed, the Owner shall be mailed a Notice and Opportunity to Correct ("Correction Notice"), giving the Owner a reasonable opportunity to correct the violation. Such written notice

shall be mailed to the Owner's address of record, via First Class Mail. Parking violations are treated as a single offense subject to a violation charge of up to \$50 and therefore the Notice shall advise the owner that correction of the violation includes refraining from further occurrences of the same offense. (See "Procedures", Section II(b) of Policy Resolution 2018-010102).

2. In the event the violation is not corrected, or if there is a repeat violation, the Owner shall be sent a Violation Notice ("Violation Notice"), in which the Owner is advised of the violation and given an opportunity to be heard and to be represented by counsel before the Board of Directors. The Violation Notice shall set forth each individual violation that is subject to sanctions and advise the Owner of the possible penalties. The Violation Notice shall be hand delivered or mailed by certified mail, return receipt requested, to the Owner's address of record with the Association.

3. If the Owner requests a hearing, the Association shall send the Owner a Hearing Notice ("Hearing Notice"), which shall be hand delivered or mailed by registered or certified mail, return receipt requested to the member at the address of record with the Association, at least fourteen (14) days prior to the hearing

4. The amount of any charges so assessed shall not exceed fifty dollars (\$50) for a single offense or ten dollars (\$10) per day for an offense of a continuing nature and shall be treated as an assessment against the lot for the purposes of Section 55-513(A) of the Virginia Property Owner's Association Act. For the purpose of this policy, parking violations are treated as a single offense. The notice to the homeowner to correct the violation (Correction Notice), within a specified period of time, will concurrently advise them that correction of the violation includes refraining from further occurrences of the same offense.

- a. For the purpose of this Policy, each vehicle parked on the street without an exception granted may be treated as an individual violation/single offense. Vehicles of owners of Residential Units, tenants or guests at a residential unit that continue to violate this rule after proper notification, and imposition of assessments, may be subject to towing, at the owner's sole risk and expense and/or a civil suit.
5. Nothing in this Resolution shall be construed to hold the Association, the Board of Directors, or any designated agent thereof responsible for damage to vehicles or loss of property from vehicles parked within the Lake Manassas community.



# 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 commu-

nity. 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](http://www.americandisposal.com).

# COMMUNITY INFORMATION

## LEASING A COMMUNITY PROPERTY:

All leases must be a minimum of 12 months in duration. A copy of the lease must be submitted to the management office before the tenant moves in. Without a copy of the lease, your tenants will not be issued vehicle decals, transponders or pool passes. Please have your tenants stop by the on-site office to pick up a copy of the Lake Manassas Homeowners Handbook and Welcome Package. Remember, tenants are subject to the same residential requirements as all homeowners however, you as the owner, are still responsible for your property. LMROA will contact you as the homeowner for any reconciliation, as needed. **Short term leases and Airbnb's are not permitted in the Lake Manassas community.**

## COURTEOUS NEIGHBORS:

Please do not walk on private property which includes residents' lawns and the golf course. Please keep children and animals off the golf course. Golfers retrieving golf balls are allowed to walk in the resident's yards that back up on the golf course.

**Noise Ordinance Times:** The Prince William County noise ordinance is Monday through Friday from 10 pm until 6 am and on Saturday, Sunday and Holidays from 10 pm until 9 am. If you were to contact the police regarding what you consider to be an inappropriate time for unusually loud noises, they will come out and investigate. But first, speak to your neighbors to explain that the noise is disturbing to you.

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

- Cigarette butts and gum are both unsightly and hazardous to pets when disposed of improperly on the street and/or on private property;
- Dogs barking and biting; Pets off leash and/or roaming and defecating on private property;
- Neighbor's lawns not mowed or weeded properly;
- 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.



# PHONE CONTACTS

## LAKE MANASSAS COMMUNITY

On-site management office	703.753.7745
CMC Corporate / Emergencies	703.631.7200
Gatehouses	703.754.9465
Baltrusol gatehouse	
Stonewall gatehouse	703.754.9951
Stonewall Golf Club Pro Shop	703.753.5101
Brass Cannon Restaurant	703.753.6140
Cable (Comcast) 24-Hour Repair	703.670.3500
Electric Dominion VA Power	888.366.4357
Main Street Mailboxes	703.753.5521
Trash (American Disposal)	703.368.0500
Water/Sewer (PW County)	703.335.7900

## EMERGENCIES

Fire or Police (Emergency Only)	911
VA State Police	800.572.2260
Prince William County-PWC Police	703.792.6500
PWC Alleged Crime or Incident Report	703.792.5123
Fire Dept - Gainesville	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

## *Publication Dates & Info*

Advertising, Photo & Article Deadlines are as follows:

Spring Issue: March 1

**SUMMER ISSUE: JUNE 1**

Fall Issue: September 1

Winter Issue: December 1

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[www.imageryprintandpromotions.com](http://www.imageryprintandpromotions.com)

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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 [mwingo@cmc-management.com](mailto:mwingo@cmc-management.com) and [imageryads@aol.com](mailto:imageryads@aol.com) (please put Lake Manassas in the subject line).