

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

SUMMER 2019

VOLUME 15, ISSUE 3



LAKE MANASSAS CONNECTION

Official Publication of
The Lake Manassas Residential Owners Association
Volume 15, Issue 3

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

Send your emails to: concerns@lmroa.com

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FROM THE BOARD



Bob Hale
President

Summer is here and the pool is open! Please check the website (www.lmroa.com) for hours of pool operation. We hope all residents enjoy the amenities at the Swim and Tennis Center this summer.

Our committees have been hard at work...below are updates on various committee activities. The Board would like to thank all our volunteers for their service and support. We encourage all residents to volunteer.

FINANCIAL UPDATE:

- **Budget & Finance Committee:** One of our newer residents to the Lake Manassas community, Harry Horning, has joined the Budget and Finance Committee. Thank you and welcome, Harry.
- **Current Financial Conditions:** Through April the Association is in a positive position of \$72,570. We estimate a break even or slight income by the close of the Fiscal Year, June 30, 2019.
- **Owner's Equity:** Our long-term goal is to achieve 20% Owner's Equity. We currently have a positive balance of \$111,914.72.
- **Bad Debt:** We have a very aggressive program in place for collection of payments. Currently we have a delinquency rate of 3.7% but we expect it to be reduced in the next 30-60 days. In some cases, owners who are not current with their assessments are restricted from using certain Association amenities.
- **Reserves:** At this time our Reserves are fully funded; our Reserve Study was updated this spring. As the community ages we have begun to mill and re-pave parking lots, trails and certain roads. These are major expenses for which we have planned. Our current financial position assures we have sufficient funds in place to maintain our current assets. We expect to spend funds in the near future on upgrading the pool facilities including restrooms and tennis courts. Also, the retaining wall in back of the Kamehameha townhouses is in the process of getting bids and approval from the County for replacement of the current wood retaining wall.
- **HOA Assessments/2020 Budget:** By the time you get this issue of The Lake Manassas Connection, your July assessment will be due. An increase to the base assessment of \$3.00 per month was approved by the board due to results of the Reserve Study, escalations in contracts and inflation. There is no increase to the maintenance fees paid by pipe stem and townhome owners. The Board is very conscious of the costs to maintain our current assets (roads, pool complex, tennis and sport courts, building, etc.) and status as a "premier community" in Prince William County.



Gary Border
Vice President



Don Minogue
Treasurer



Shashi Mehta
Secretary



Joe Greenlee
Director, LMA Liaison

ACTIVITY SINCE APRIL 2019

- The LMROA Quarterly Board meeting was held June 13, 2019. The budget for FY 2020 was approved and copies were mailed out to members.
- The Covenant's Committee is working with the Modifications Committee to update the LMROA Design Guidelines/Use Restrictions handbook.
- The Modifications and Construction Committee has been very busy with applications for new construction and homeowner improvements. Please remember to submit your applications prior to starting work. Remember, no exterior modification is to be made without approval of the MCC; doing so may result in a covenants violation being assessed to your account.
- The CSVAC has made the speed radar sign operational at various locations throughout the community and data continues to be collected and analyzed. As part of a speed calming project, most speed bumps were replaced with humps and several new raised crosswalks/cart paths were installed. At the same time, some road work projects and trail repairs were made.

(Continued)

BOARD OF DIRECTORS (CONT.)

- The Swim and Tennis Committee meets regularly. We are in the final year of a three-year contract with Virginia Pools. The committee met in June to discuss the pool management contract renewal as well as possible recommendations for renovations to both the Men's and Ladies changing/restrooms.
- The Budget and Finance Committee completed its review of the Reserve Study and FY 2020 budget and continues to monitor our investments.
- The Communication's Committee needs volunteers. If you are interested, please contact Michelle at mwingo@cmc-management.com.

PLANNED ACTIONS FOR THE REMAINDER OF 2019:

- **Ornamental iron structures flanking the stone columns next to the path at the Amsterdam Gate will be installed to mimic the look of the gate. The boulder on the path will be removed prior to installation.**
- **Tennis and Sport Court asphalt and lighting repairs**
- **Streetlight post repairs/painting**
- **Installation of additional signs in some new locations and paint or repair older existing signs**
- **Asphalt seal coating on Spyglass Hill Loop**
- **Retaining wall behind Kamehameha Place engineering plans under review**

We would also like to thank all residents in the community for their valuable feedback in helping improve the Lake Manassas Community – a great place to live!

Enjoy your summer!

Gary, Bob, Don, Joe and Shashi



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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. The LMROA is a member of that Board 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 Capital Projects - As mentioned in the previous edition of the Connection LMA has scheduled two major projects in the spring/summer that will improve the appearance of the Community. LMA plans to resurface the pavement from Lake Manassas Drive east and west to the Amsterdam and Stonewall Gates respectively by the end of the summer. The effort to complete a Landscape Plan on Baltusrol Drive continues and will most likely be at a pause until the early fall with replacement and new plantings.



Walkers/Bikers Sidewalk Extension at Baltusrol Gate - This project has been completed.



LM Directional Sign at End of Lake Manassas Drive - A new light has been installed to make the directional sign visible at night.



Pond and Siltation Study - LMA continues its efforts to find an acceptable vendor to complete the Study. As you may recall this study is to identify the origin of what is thought to be "excess" silt than in the past. It is thought to be caused by the run-off from the construction projects on Baltusrol Blvd.



LIDL - There is still no word from the corporation headquarters regarding their continued interest and or progress to build a store at the corner of Route 29 and Lake Manassas Drive.



Cell Tower - There has not been any contact with LMA from anyone regarding this action



Parking on Baltusrol Blvd - LMA has addressed the parking situation on Baltusrol Blvd in front of the Medical Rehab Facility and was informed that there are plans to add additional parking around the building. In the interim signs have been posted, pavement has been striped outlining parking spaces and Baltusrol Blvd north and south lanes have also been striped to assist drivers at night.

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



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JUST SOLD on Roxborough



CONTRACT on Spyglass Hill



CONTRACT on Arcadian Shore



CONTRACT on Amsterdam



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

MANAGEMENT REPORT



Michelle Wingo
General Manager
mwingo@
cmc-management.com

*"Summer's lease hath all too
short a date."
- William Shakespeare*

COVENANTS

Welcome Karen



*Welcome Karen Jackson,
Covenants Administrator!*

Please join me in welcoming Karen Jackson, LMROA's new Covenants Administrator. Karen joined our management team in June, replacing Lindsay Payne. We'd like to thank Lindsay for her service to the community and wish her well in her new position with the Town of Warrenton.

Karen will be out in the community conducting annual comprehensive inspections. If you see her please say hello. If you receive a violation letter from Karen please feel free to contact her at the site office if you have any questions or wish to discuss any special circumstances related to your property.

It seems as if temperatures went from hot-to-cold in the blink of an eye and now summer is here. Flowers are in bloom and the smell of barbeques and (hopefully) freshly cut grass is in the air. School is out and the pool is open -- time to enjoy the sunny days of summer!

Pool Hours

The community pool is open daily from 11 a.m. until 8 p.m., however during the last week of August when Prince William County Schools are back in session, weekday hours will be from 3 p.m. until 8 p.m. The pool closes for the summer at 8 p.m. on Labor Day.

Pool Passes

If you need a pool pass, please contact the site office to schedule a time to pick one up. If you have electronic key cards from previous years, then you do not need to register again -- electronic keys are intended to be used year after year.

Pet Protocol

As a reminder, cats should not be allowed to roam. Also, please keep your dogs on a leash and clean up after your pets. Walk them on the trails or common areas and do not allow them to enter onto private (homeowner) property to urinate or defecate. Brown/burned spots on lawns from dog urine is unsightly, unsanitary and unfair to residents who work so hard to maintain their lawns.

Whatever your plans this summer, I hope you enjoy the wonderful, warm days of this beautiful season while they last.

The RTJ FIREWORKS JUNE 29TH

Many Lake Manassas residents will be able to enjoy the Independence Day display of fireworks on June 29th, from their homes. Robert Trent Jones Golf Club has a grand display planned and you are welcome to enjoy them from our swim and tennis center parking lot - as well.

PLEASE REMEMBER that illegal fireworks displays are not permitted in Lake Manassas and are a violation of Prince William County ordinances.



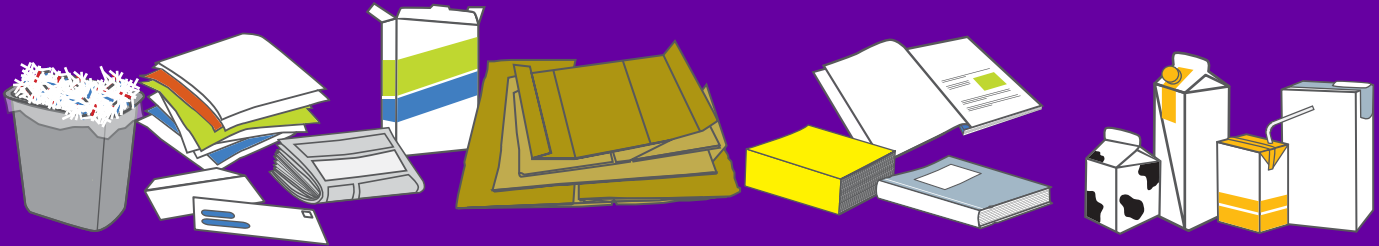
NEW RECYCLING RESTRICTIONS

Recently Prince William County changed the guidelines for recyclable items. In response, American Disposal has provided the following:

THINKBEFORE YOUTHROWSM



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



MATERIALS ACCEPTED FOR RECYCLING

Plastics bottles and jugs: containers with necks including soda, water, juice, milk and detergent containers. Rinse out containers. Bottle caps may be replaced after rinsing.

No bottles that previously contained hazardous materials (such as oil, flammable materials, chemicals, etc.).

Aluminum and steel food and beverage cans and empty aerosol cans. Empty and rinse out cans.

Newspapers, magazines, catalogs, junk mail, office paper and paperboard boxes, such as cereal, cookie, cracker and tissue boxes. Cardboard (flattened and cut down to sizes up to 2 ft. X 2 ft. in size if taking to the drop-off trailers.) Please note: large boxes may be taken to the County Landfill or Balls Ford Road Compost Facility.

Do not include cardboard with food residue or plastic liners. Also please discard packing materials such as styrofoam, air pillows and bubble wrap.

WE DO NOT ACCEPT

Plastic bags - accepted at most grocery stores

Glass containers and jars, window glass, mirrors, light bulbs or ceramics

Plastics 3 through 7 (such as yogurt, margarine, and wide-mouthed containers and buckets, styrofoam, bubble wrap, air pillows, etc.)

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COMMITTEE REPORTS ...

BUDGET & FINANCE



COMMITTEE ROSTER

Romesh Deora
Dick Knodt
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The committee continues to review monthly financial and investment reports and most recently reviewed and made recommendations to the board for approving the FY 2020 budget. A Reserve Study was completed this spring and due to escalating contracts and inflation, an increase to the base assessment in the amount of \$3.00 per month was deemed necessary and approved by the board. There is no increase in the pipe stem or townhome maintenance fees in 2020. A copy of the FY 2020 budget was mailed to the membership at the end of May.

if you are interested in becoming a member of the Budget and Finance Committee, please send an email to mwingo@cmc-management.com

COMMUNITY SAFETY & VISITOR ACCESS



COMMITTEE ROSTER

Robert Glista
Rich Marianos
Gary Seyster
Gary Border: Board Liaison

Rex Luzader, Chair

rluzader@hotmail.com

The speed calming measures in the form of raised crosswalks at most golf course crossings and at Turtle Point and Snead Loop have been completed. New signs and markings should be completed by early summer. The speed radar data continues to be collected at various locations and will be used to identify additional speed calming measures needed. The data will be reported in the Connection and recommendations made to the Board based on the data.

Please observe posted speed limit signs and come to a complete stop at all stop signs in the community. Random PWC police patrols will continue. Please report violations to the office with license plate numbers and vehicle identification if possible. Please do not call the gate houses as the attendants are there for entry control only.

The first Gate Attendant Award is scheduled to be completed in mid June and recommendation made to the Board. For award in July. Resident input will be one of the factors considered. Please provide Michelle with your experiences - positive or negative - regarding individual attendants performance.

Thank you for helping keep our community safe for residents to enjoy our beautiful surroundings.

Volunteers are always welcome to join the committee. Please notify Michelle at 703-753-7745 if you are interested.



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COVENANTS



Ron Allen, Chair

LMROACovenants@gmail.com

COMMITTEE ROSTER

Rowland Bowers
Tom Cumber
Dick LaFrance
Bob Hale: Board Liaison

Summer heat can take a toll on your lawn. If you mow too low, water too much or too little, or ignore early signs of problems, your grass can become lackluster or die in small or large patches. The consensus among experts is to:

- Leave your grass taller (no more than 6 inches), it shades soil which reduces water evaporation, leads to deeper roots and prevents weed seeds from germinating. Mow timely so as to never remove more than one-third of the leaf surface at a time.
- For the healthiest grass, water your lawn deeply and less frequently.
- Grubs are one of the most damaging types of lawn pests. Japanese beetles, June bugs, and European chafers lay eggs in early to midsummer and hatch into grubs in mid-to-late summer. Therefore, the best time to treat for them is late summer to early fall.
- A dull mower blade tears grass and creates ragged, brown edges that provide an opening for disease organisms. The rule of thumb is that a blade lasts for 10 hours of mowing before needing sharpened or replaced.
- Warm-season grasses (bahia, bermuda, centipede, zoysia) do most of their growing in the summer when temperatures are between 75-90 degrees. In the fall they go dormant, turn brown, and won't green up again until spring. Fertilize them in early spring (after a mild winter) or late spring (after a cold winter).
- There are a number of different types and blends of cool-season grasses. As a general rule do not fertilize cool-season lawns during the summer, wait until fall/early spring to do so. Apply weed control in late summer/early fall. Do not apply a pre-emergent herbicide if you plan to seed or over seed.
- Summer activities can result in toys, water games, lawn chairs, and tools, among other things, being left on the lawn. Avoid harming or killing grass crowns by putting "stuff" away after use.

Now that shrubs are being trimmed and grass is being cut regularly, please remember that yard clippings are collected only on Thursdays and can be set out the evening before collection (Wednesdays after sundown).

MODIFICATIONS & CONSTRUCTION



COMMITTEE ROSTER

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

Diane Boyle, Chair

dianemboyle@comcast.net

During the spring and summer, the MCC typically sees the volume of applications submitted for review increase. If you are considering any alteration or improvement to the exterior of your home, you must first gain approval from the MCC. Meetings are typically held the second Monday of each month. Modification applications must be filed at least one week prior to a scheduled meeting to ensure committee review. Applications not received one week in advance will not be reviewed until the following month/meeting.

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 on 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, continues the review and update the Design Guidelines and will be submitting suggested updates and revisions to the Board of Directors soon.

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. If there are areas of concern to you regarding common areas, please contact the site office so that an inspection by management and/or the MCC can be arranged.

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 or the community website ticker or calendar at www.lmroa.com.

COMMITTEE REPORTS ...

SWIM & TENNIS



John Short, Chair

COMMITTEE ROSTER

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

The pool opened over Memorial Day weekend and was well attended! Pool hours are daily from 11am until 8pm, however during the last week of August when Prince William County Schools are back in session, weekday hours will be from 3 p.m. until 8 p.m. The pool closes for the summer at 8pm on Labor Day.

Virginia Pools will be managing our pool facilities again this summer. We are happy to welcome back some familiar faces since several of our lifeguards from previous years are returning this summer. Parents, please instruct your children who attend the pool without you that the lifeguard warnings should not be questioned and advise them to adhere to pool rules. A copy of the pool rules can be found on the community website and are also posted on the bulletin board inside the pool gate.

Please be careful as you enter the pool facilities...no rollerblading, skateboarding or bicycles are to be ridden in the breezeway/pool gate entrance also, oversized floats are not permitted in the pool.

Some residents have requested to bring additional guests to the pool to celebrate events. Note that there is a 4 guest limit unless you receive prior authorization from the board.

Swim team practices have begun. The team practices weekdays before the pool opens and in the evenings from 6 to 7pm. There are several swim meets at the pool this summer, including Divisionals. The pool typically opens by 1pm after a meet (after the pool has been cleaned). Please check the website, www.lmroa.com for the meet schedule.

In order to comply with the Prince William County Noise Ordinance, anyone using the sport courts must exit the Swim and Tennis Center facility by 10pm. Lights on the sport courts are on a timer and shut off promptly at 10pm. Our gate attendants monitor the surveillance cameras at our facilities and will contact Prince William County Police to escort individuals from the premises after 10pm.

The Committee is investigating several options for court repairs or replacements as well as updates to the Men's and Ladies rooms and will make a recommendation to the Board of Directors soon.

Please enjoy the Swim and Tennis facilities and your summer!



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The Easter Bunny Visited Lake Manassas!



On Saturday, April 20th an impressive turnout of families arrived at the tennis courts/ playground to take part in an Easter Egg Hunt. The kiddos brought their own baskets ready to collect as many eggs as they could hold. The younger kids age 3 and under were on the tennis courts and the older kids hunted for eggs on the playground.

A surprise visit from the Easter Bunny brought lots of giggles and excitement too! Thank you to all of the neighbors who donated stuffed eggs and thank you to the LMROA contractors who donated donuts and coffee for us! This was a wonderful family event for our community and the overwhelming feedback was to make this an annual tradition and that residents would love to have more events like this.

Stay tuned for more details from Lauren Thomas and Ashley Peduto for other opportunities for families in Lake Manassas to connect!



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REAL ESTATE IN LAKE MANASSAS

(March 1 - June 6, 2019)

*DOM = Number of "days on Market"

SALES

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

ADDRESS	SOLD PRICE	LIST PRICE	DOM*	AGE
14954 Alpine Bay Loop	\$624,900	\$624,900	39	22
8081 Amsterdam Court	\$576,500	\$585,000	48	19
8377 Pedigree Court	\$775,000	\$845,900	193	13
8306 Pedigree Court	\$840,000	\$859,900	44	17
8322 Roxborough Loop	\$925,000	\$974,990	346	17
15168 Windy Hollow Circle	\$554,900	\$554,900	74	20

CURRENT LISTING & PROPERTIES UNDER CONTRACT

ADDRESS	LIST PRICE	AGE	ADDRESS	LIST PRICE	AGE
8000 Amsterdam Court	\$ 644,900	18	15764 Spyglass Hill Loop	\$ 675,000	14
8080 Amsterdam Court	\$ 662,000	17	15818 Spyglass Hill Loop	\$ 999,900	15
8090 Amsterdam Court	\$ 769,000	21	15874 Spyglass Hill Loop	\$1,290,000	13
8139 Cancun Court	\$ 665,000	21	15850 Spglass Hill Loop	\$1,300,000	17
8441 Link Hills Loop	\$ 759,900	15	15525 Tuxedo Lane	\$ 729,900	14
8354 Pedigree Court	\$ 749,900	15	15098 Windy Hollow Circle	\$ 649,500	20
8236 Roxborough Loop	\$ 749,900	15	<i>Information provided on the MLS is believed to be accurate, however may not be all inclusive and should not be relied upon without verification. *DOM means "Number of days on Market"</i>		
8358 Sapphire Lakes Court	\$ 849,900	11			

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Stonewall
Golf Club
AT LAKE MANASSAS

By Gary Huebner, PGA ~ General Manager

Welcome to another Northern Virginia summer! It's a busy time in and around the community, and we hope you'll be able to take advantage of all the amenities available to you as a resident of Lake Manassas.

Remember, Stonewall is the perfect place for weddings, celebrations, socials, and gatherings of all types, and we encourage you to reach out to Samantha Bishop at sbishop@stonewallgolfclub.com 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!

The golf course is in outstanding condition, and we invite all the golfers in the community to get out and enjoy it often! If you are a golfer, be sure to take advantage of the great value provided through our Annual Golf Memberships or our Cannon Club loyalty program!

In the last edition of the *Lake Manassas Connection*, I referred to plans for a new Brass Cannon menu and a "welcome to spring" social event for community residents. Those plans went "on hold" shortly after the spring edition went out, as we went through a search for a new Executive Chef at the Club. I'm very pleased to announce that, in early May, we were able to welcome Brad Spates as our new Executive Chef at Stonewall! Chef Spates' culinary and management skills, along with his extensive and impressive background in high-level restaurants will, no doubt, elevate our food offerings and your dining experiences as he makes his mark on our menus and our team's production skills. We're excited about the direction we're going, and we hope you'll enjoy the fresh, made-from-scratch items we'll be featuring in the restaurant, the event spaces and even on the golf course!

WEEKLY HAPPENINGS:

- Happy Hour specials that can't be beat available from 4pm-7pm Tuesday-Friday
- Wednesday evening "Live Music on the Terrace" from 5pm-8:30pm
- "Wine Down Wednesday" specials
- Thursday is "Burger Day" with our build-your-own burger special for just \$8 ALL DAY

COMING SOON:

- An "all new" menu in the Brass Cannon with a planned launch during the month of June
- A new a la carte Sunday Brunch menu that will offer both traditional favorites and special dishes in place of the buffet-style

service. The Brunch menu will be offered from 11am-2pm Sundays along with our regular restaurant menu.

- Lake Manassas residents will be invited to a "Summer Social" at the Club! Date and detailed information coming soon...

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!

Be sure to give us your email address to stay up to date on all that's happening at Stonewall and the Brass Cannon!

Stonewall
Golf Club
AT LAKE MANASSAS

Your Event Our Setting



Your Relaxation Our View



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MEN'S SENIOR GOLF LEAGUE

League's Registration Form

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 by July 3, 2019. 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@omcast.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

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This memorial tournament, in honor of Jacob Blackwell, son of long time Lake Manassas residents Linda and Dick Blackwell, is the primary fund-raising event for BWell Today For Tomorrow. This is the second year for the tournament, whose proceeds provide program grants targeted to prevention of at risk lifestyles in adolescents, improving mental health awareness, and supporting wellness programs for families needing support.

The Blackwells were joined by over 100 golfers and volunteers, many from the Lake Manassas neighborhood, on a beautiful sun-filled day at Stonewall. The event began with a putting contest, opening remarks, and a patriotic balloon release signaling the shotgun start of the friendly scramble tournament. Following golf, the players and attendees relaxed and enjoyed a great meal, followed by a rousing auction and raffle prize give-away.

The Blackwell's, volunteers, and friends would like to thank everyone in the Lake Manassas community for participating and supporting this year's event... BWell Today For Tomorrow looks forward to seeing you at next year's 3rd Annual Jacob Mark Blackwell Memorial Golf Tournament. A Save-The-Date is coming soon.



SUMMER SAFETY TIPS

Summer means more people are outside and more action in the community. Lake Manassas, like so many other communities, has to deal with vandalism and troublemakers at times therefore, residents, please note the following tips:

- Always keep your vehicle secured. In order to minimize the chances that your vehicle will be targeted, please remember to keep your doors locked.
- Keep valuables out of sight. Vehicles with high-value items (electronics, wallets, money, gate transmitters) in plain sight are much more likely to be targeted than vehicles without items in view. Those who break into vehicles are unlikely to spend a lot of time looking for items of interest.
- Keep your front lights on in the evening. And please don't forget to replace bulbs and fixtures if your lights are not working properly. A well-lit community is a more secure community.
- Keep bushes trimmed so that windows, possible places of unlawful entry, are not hidden.
- A good practice is to lock your doors (home and vehicle).



- When walking or driving through Lake Manassas, be aware of anything that seems unusual or suspicious.

If you discover "ring" or any other video / camera footage of any acts of crime in progress, please contact the police and turn it over to them.

Thank you for your assistance in keeping the Lake Manassas community safe!

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COMMUNITY SHRED



A community shred event was held on Saturday, April 13th at the Swim and Tennis Center. Residents began lining up their vehicles early that morning in order to take advantage of this free event. All in all, over 2500 pounds of recyclable materials were collected and securely shredded as residents witnessed the process.

Lake Manassas would like to thank -- Brothers Paving, Gate Logic, Power Systems Electric and SOS Security for sponsoring this event and for their continued to support and generosity.



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CHALK PAINTING

IT'S ALL THE RAGE - FIND OUT WHY

Chalk Paint is a type of fast-drying paint with an ultra matte finish that offers a wide range of benefits for any DIY (Do It Yourself) project.

Some of the Best Benefits of Using Chalk Paint

1. Easy to Use: Chalk paint is extremely easy to work with. It requires virtually no preparation and fewer coats than many other types of paint. And because it's water-based, it's also easy to clean up.

2. Versatile Styles: A distressed look is often created with chalk paint, but this is far from the only design option you have with this material. You can use chalk paint for anything from a classic, antique look to a modern, minimalist style, or even an artistic, hand-painted design.

3. Paint Any Surface: While all paint has its limitations, chalk paint will generally stick to almost any surface. This includes indoor and outdoor furniture, walls, metal, glass, ceramic, fabric, and finished or unfinished wood.

4. Paint Indoors: Many brands of chalk paint are nontoxic, which means you can paint indoors without worrying about fumes. This makes it perfect for keeping bugs, dust, leaves, and pollen off of your wet paint and getting the job done in any type of weather.

As the weather grows warmer, you may come across furniture in your home that you have grown tired of or perhaps the pieces no longer fit into your decor. Before you decide to donate the items or give them to a friend, consider chalk painting in order to give them new life.

For many years now, chalk painting has been a popular decorating trend. It was developed in 1990 by Annie Sloan. At that time, as a mother of three boys under the age of 7, she was looking to create a paint that provided immediate results for decorating. She also wanted a product that could more or less be used on anything, i.e., wood, metal, plastic, cement, etc.

Now over twenty five years later, the world of chalk paint has expanded from its original brand to numerous imitators. It is safe to say that since its creation, chalk paint has revolutionized the world of decorative painting. Perhaps the biggest reason for this is that chalk painting is relatively easy to do. The transformation that occurs in a rather short amount of time from one or two coats of paint is often short of amazing.

If you decide to try your hand at this popular decorating trend, here are some tips to consider that may make your life a little easier as you embark upon a new painting endeavor.

- There are so many different brands of chalk paint on the market. It is nice to have a wide range of choices, but it can be overwhelming. You may need to experiment with different brands before you settle on a favorite.

- You may purchase a brush that is recommended for chalk paint but it is not an absolute necessity. Rollers may also be used. Better quality brushes and rollers are recommended.

- The amount of preparation before painting varies from piece to piece. One of the upsides of chalk painting is that often the only preparation needed is a good cleaning to remove dirt, grime and grease from the furniture piece before painting. There are times, however, when sanding will make for a nicer finished product. Additionally, if a piece of furniture has a very dark stain on it, you may want to apply one or two coats of shellac before painting or you may get red stain bleeding through your paint finish.

- When painting is done, it is recommended that wax be applied to give the piece a protective finish. Often a combination of clear and dark wax is used to create an antique look. There is quite a difference between clear and dark wax so your choice of which to use depends on the type of look you desire. Whichever you choose, remember that it doesn't take very much wax to seal chalk paint so it should be applied sparingly. Since a thin coat is recommended, you only want the tip of your brush to be covered in the wax. Immediately use a clean cloth to wipe off the excess wax. You may want to scoop some wax onto a separate disposable plate or bowl and work from that, so you don't have to dip your brush directly in the wax and potentially contaminate it with paint or bristles.

It is now time to find a small, tired looking chair or table and treat it to a favorite color of chalk paint. The new piece will brighten up your home and possibly give you a new hobby for years to come!

If you are interested in taking a chalk painting class there are many out there and we've heard reports that they are really fun.



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creating a summer patio Herb Garden

As the weather becomes warmer and the days become longer, the outdoors beckon us to come out to explore, play and to perhaps even begin a new hobby or activity. A great activity to consider this summer is the creation of a container herb garden. Not only will the plants add beauty and aroma to your patio, they will also enrich your culinary life. Fresh herbs bring extra zeal to your meals and because they make foods taste fabulous, you may find yourself cutting back on extra salts, sugars, and oils. What a wonderful added benefit!

Before beginning, you must decide whether to begin with seeds or seedlings (young plants). Starting from seeds will require allowing enough time for seeds to germinate indoors. This usually requires anywhere between six and ten weeks. It is best to expose your plants to the outdoors gradually. This process is called hardening off. To do this, place your plant in a protected outdoor location for one hour the first day. Continue to do this for about one week, adding an additional hour each day. Do not put them in direct sun during this process. After one week to ten days, your plant should be ready for the outdoors. If you decide not to begin with seeds, as the temperatures are now warmer, you can skip the above, indoor step, and simply go to your local store and purchase small herb plants.

Regardless of whether you begin with seeds or purchase a small plant from your local store, both plants are small at this point and therefore may require repotting before you place them out on your patio. If purchased as a seedling from the store, be sure to repot the plant within one week. Be sure to use quality potting soil from a nursery or garden supply store when repotting your plants. The plant should not sit any deeper in the new pot than it was in the original container.

It is now time to select a container for your plant. With so many different types to choose from, it is important to consider a few things before selecting one. Plastic is lightweight and easy to move around but can deteriorate over time outdoors. Ceramic is durable and has endless designs to choose from but they can be heavy to move around. Finally, clay pots are simple and classic. Because they are porous, air and water are able to pass through the walls of the pot which helps to prevent root rot and problems caused by overwatering. Because water passes through, however, soil may dry out more quickly which may require more watering than plastic and ceramic containers.. Whatever pot you choose, make sure there are holes in the bottom so water can adequately drain.



The last consideration for choosing a pot is size and whether you will be placing plants in pots alone or pairing with other plants. A pot as small as 10 inches in diameter may be used for single herb plantings. Be careful not to choose an overly large pot because too much space for growth may result in the plant holding too much water which can lead to root rot. If you choose to pair plants together in one pot, you should choose a pot that is at least 18 inches in diameter.

At last you are ready to choose what herbs you would like to have in your container garden. You may want to start small and perhaps choose herbs that have similar growing needs. The following "full sun" varieties are popular choices. These include parsley, basil, rosemary, sage, basil, and thyme. The sun requirements for these herbs are similar, and include sun exposure for about 5 to 6 hours a day. You can decide to plant each herb singularly in a pot or plant them in pairs. That is the beauty of container gardening. Be mindful, however, of the watering needs for each if planting two different herbs together. Some require more water than others so make sure the plants are compatible if combining in one pot.

Summer is almost here, the days are warmer and the sun is shining. Your soon-to-be garden is beckoning you. With a little work, you will soon be snipping flavorful sprigs and flowering stems that will add delicious flavors to your culinary dishes. Enjoy the herbs of your labor!!

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COMMITTEE CALENDARS

meetings & events

JULY

- 4 INDEPENDENCE DAY
Office closed
- 5 Office closed
- 6 Swim meet ~ Pool opens
at 1pm
- 8 MCC meeting 5pm
- 15 Covenants meeting 6pm
- 17 CSVAC meeting 5pm
- 20 Swim meet ~ Pool opens
at 1pm
- 27 Swim meet (Divisionals)
~ Pool opens at 1pm

AUGUST

- 12 MCC meeting 5pm
- 19 Covenants meeting 6pm
- 21 CSVAC meeting 5pm
- 26 School Begins Price
William County (PW)
- 29 Quarterly LMROA
Board meeting
(tentative)

SEPTEMBER

- 2 LABOR DAY -
Pool closes for season at
8pm
No School (PW)
- 2 Office closed
- 9 MCC meeting 5pm
- 16 Covenants meeting 6pm
- 18 CSVAC meeting 5pm
- 26 Annual Meeting
(tentative)

*Meeting dates and times are posted on the website calendar
(www.lmroa.com); please check the calendar for changes to dates
and times or call the management office to confirm.*



Lake Manassas Community Clubs



**Contact: Linda Johnston at
703.926.4229/
swindon53@gmail.com**

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.



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.

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.



**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.

"The time to repair the Roof is when the sun is shining"
~John F. Kennedy



HOMEOWNER CHECKLIST

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- ✓ Check for holes or gaps in siding
- ✓ Watch for dripping or overflowing gutters
- ✓ Look for condensation between panes of glass
- ✓ Feel for a draft coming from windows

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Prince William County Schools Calendar 2019/2020 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 L. 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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Prince William County Fair

Dates: August 9, 2019 - August 17, 2019

Location: Prince William County Fairgrounds

Address: 10624 Dumfries Road, Manassas

Neabsco Creek Paddle Tour

Location: Penguin Paddling

201 Mill Street, Occoquan



On the Neabsco tour wildlife is abundant. Eagles, beavers, herons and all sorts of waterfowl can be seen on this tour. The tour takes place adjacent to the Featherstone National Wildlife Refuge, Julie J. Metz Wetlands Bank, and Leesylvania State Park. Neabsco Creek is home to an abundant, diverse, and beautiful ecosystem. In this two hour-long

paddle it is very common to see Bald Eagles, beavers, various fish, and other critters enjoying the pristine setting.

Enjoy access via paddle power (KAYAK OR PADDLEBOARD) to areas that power boats cannot get to! Tours must have a minimum of six boats/boards to be conducted.

Some date and time options: 6/30 (6-8pm), 7/20 (6-8pm), 8/31 (5-7pm) and 9/22 (5-7pm).

<http://www.penguinpaddling.com/product/neabsco-creek-evening-kayak-tour/>

Canoe Tour @Leesylvania

Presented By: Leesylvania State Park

Sundays June 2 - August 11, 2019

2001 Daniel K. Ludwig Drive, Woodbridge, VA



The canoe tours are designed to help those that are new to canoeing learn the basics of paddling. Experienced individuals are also encouraged to enjoy the wildlife and scenic views. Up to 18 people can be supported on a tour depending on age, size, and skill set. The cost is \$9.00 per person, or \$6.00 per person

when reserving for groups of 4 or more. Please call the Visitor Center 24 hours in advance to register at 703-583-6904.

(Continued)

Superpower Dogs at Medal of Honor Theater -

National Museum of the Marine Corps

Dates: May 19, 2019 - September 30, 2019

Location: Medal of Honor Theater

Address: 18900 Jefferson Davis Highway, Triangle

Phone: 571.248.5605

Time: 10:00am - 2:00pm



Superpower Dogs is a family-friendly film and has a run time of 45 minutes. The film will show daily at 10:00am and 2:00pm through September 30.

Join an immersive adventure to experience the life-saving superpowers and extraordinary bravery

of some of the world's most amazing dogs with Superpower Dogs. In this inspiring true story narrated by Chris Evans, our best friends are also real-life superheroes. Journey around the globe to meet remarkable dogs who save lives and discover the powerful bond they share with their human partners. Follow 'Halo', a rookie puppy training to join one of the most elite disaster response teams in America. Meet 'Henry', an avalanche rescue expert in the mountains of British Columbia, 'Reef', a Newfoundland lifeguard with the Italian coast-guard, 'Ricochet', a Californian surf legend helping people with special needs, and the Bloodhound brothers, 'Tipper and Tony', who are leading the fight to save endangered species in Africa. As we discover the incredible abilities of dogs and the astonishing science behind their superpowers, we'll never look at our best friends the same way again!

Price: \$6 per person

Little Goat Farm at the Lake

8954 Burwell Road - Nokesville

Phone: 703-929-7228

The Little Goat Farm is located on our beautiful Lake Manassas. The Farm provides guests healthy, sustainable food as well as goat, alpaca, llama, bee products, and free-range eggs. Enjoy special events such as Goat Yoga, Open House Farm Tours, Private Tours, Newborn Snuggling, & Private Parties. The farm offers interactive experiences for all ages (*By appointment or events only, not open to public*).

Labor Day Farm Fun Day

1:30 - 4:30pm



**HAVE YOU EVER TRIED
GOAT YOGA?**

Get away from life's hustle and bustle and enjoy *A Farm Fun Day!* Take a tour of the farm animals. Hang out with our super friendly party goats. Visit with the Inca and Dolly Llama, or the graceful alpacas and the babies Chewpaca, and Alpacino, or feed the chickens. Ask to bottle feed a toddler goat. Face painting will be available to paint you a goat to take home. The store will be open for goat milk soap, bubble, bath, facial bars, bath shakers and bath bombs, lotions, t-shirts, goat yoga mats, alpaca fiber and yarns, free range farm eggs and much more from our farm. Free cakes and cookies will be shared every hour. Ask for your free organic farm vegetable samples too.



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!

*Summer Is
A State Of Mind!!!*

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7340 Heritage Village Plaza, Suite 101 - Gainesville, VA

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.

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	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
PW County-PWC Police	703.792.6500
PWC Alleged Crime/Incident Report	703.792.5123
Fire Dept - Gainesville	703.792.5004
Gas - Washington Gas	703.750.1000
Novant Health Haymarket Medl Cntr	571.261.3250
Novant Health/PWMedical 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 5pm and on Weekends	703.792.6500
PW 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 Deptment of Transportation	703.366.1900
Verizon	800.483.3000
Zoning Administration	703.792.6830

**Lake Manassas Residential Owners'
Association**

14900 Turtle Point Drive
Gainesville, VA 20155

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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 **and** imageryads@aol.com (please put Lake Manassas in the subject line).*

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

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

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