

# LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

FALL 2018

VOLUME 14, ISSUE 4



# Lake Manassas Connection

Official Publication of

The Lake Manassas Residential Owners Association  
Volume 14, Issue 4

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

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

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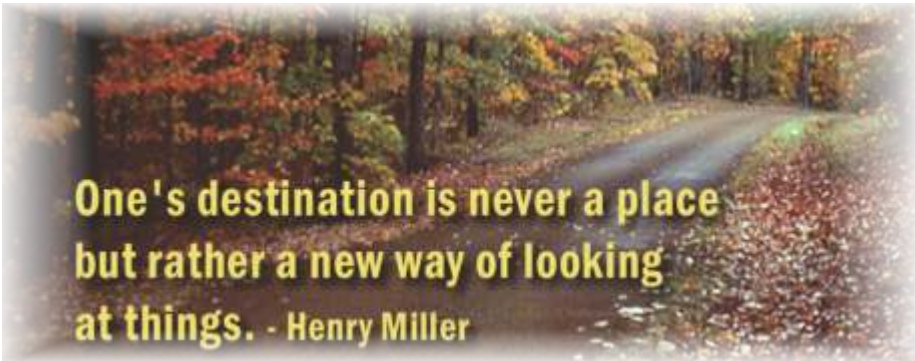
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One's destination is never a place  
but rather a new way of looking  
at things. - Henry Miller

**DISCLAIMER** – The *Lake Manassas Connection* is an official quarterly publication of the Lake Manassas Residential Owners Association. Publication in the newsletter of resolutions, rules, regulations and meetings duly adopted or called by the Board of residents of meetings or the adoption and implementation of these enactments of rules for the purposes of enforcement. Neither the Lake Manassas Resident Association, the Board of Directors, the Communication Committee, the Board of Governors, staff nor Members make any representation as to the validity or qualifications of any advertisers. The *Lake Manassas Connection* staff reserve the right to decline any advertisement for any reason it deems appropriate. Submitted articles are the opinion of the author and do not reflect the opinions of the newsletter team, or the Association. Articles submitted are subject to editing for clarity and length and should not be self promoting or promoting a family member, friend, business, etc. The subject should be of general interest to our Lake Manassas residents. Articles and photographs appearing in The *Lake Manassas Connection* may not be reproduced in any manner, without the express permission of Imagery.

## FROM THE BOARD



Gary Border  
President

It has been a busy summer! The pool closed on Monday September 3rd after a successful season. Steady progress has been made to implement the non-registered guest denied access protocol by mid-October. It is important for all residents to be registered in GateKey and all visitors entered into GateKey prior to entry into the community to avoid congestion at the gates.

### COMMUNITY SAFETY

We have received feedback from a number of residents regarding their dissatisfaction with the performance of our Gate Attendants and barrier arms remaining in the up position. A meeting was held with SOS, our contractor, in early September to review their first-year performance, discuss Gate Attendant performance and emphasize their readiness for the implementation of the non-registered guest "denied access" protocol. A report of our meeting with the contractor will be made at the Annual Meeting in September.

### PERSONAL AND HOME SAFETY

We are reminding residents to be diligent in safeguarding your home and property by keeping doors and windows locked at night and most importantly while you are away. Set your house alarms! When you are away for an extended period of time you might consider asking a neighbor to watch your home. Do not leave valuables in your vehicle; keep car windows closed and doors locked at all times. The Association asks that you report these incidents to the Community Site Office as soon as possible; however, residents are reminded that the first point of contact should be the Prince William County Police (911) to immediately report not only incidents but any suspicious behavior.

While the Association has increased the presence of Prince William County Police in the Community with more frequent overnight patrols, residents must also take appropriate measures to monitor and secure their own personal property and vehicles. One other critical way to secure our Community is for residents to register and/or update their Gate Key Account. With our Association and individual residents increasing efforts to improve the security of our Community we should be able to discourage individuals from considering our Community as a target.

If you have any questions or concerns, please contact the Community Site office at 703-753-7745 or email the Association at [concerns@lmroa.com](mailto:concerns@lmroa.com).

### FINANCIAL UPDATE

The Fiscal Year 2018 (fiscal year-end) audited financial statement shows a positive income of \$69,651, due primarily to minor snow removal expenses this past winter. As a result, we expect our Owners Equity position to increase from \$42,296 to \$111,917. This is in effect a reserve account that insures that if snow events cause the Association to be over spent for the year, the excess would come out of Owners Equity. In addition, our Repair and Replacement Reserves are fully funded in spite of spending \$363,685.56 in reserve expenditures this past fiscal year on needed repairs and projects.

The 2019 budget in this year's plan also includes major road and pipe stem repairs and will be at least the \$330,000 budgeted and funded for this year. We continue to follow the general expenses plan from the current Reserve Study as recommended by our engineers and contractors. We always prioritize projects within the reserve plan by what needs to be done immediately and what can be deferred.

In light of heavy expenditures from reserves in 2018, two actions were approved by the Board. The first action was a minimum of 50% of all Basheer funds will be added to the Reserve Accounts as they are received. The second action was repairs are being prioritized in an attempt to minimize assessment increases in the future. It is anticipated in Fiscal Year 2020 that there may be a minimal increase in assessments due to inflation and new maintenance contracts scheduled for renewal.

### COMMUNITY ACTIVITY SINCE JULY 2018

- The LMROA Quarterly Board meeting was held August 23, 2018.
- The Covenants Committee has updated the parking policy following resident and Board feedback. The policy will be posted on the website after these changes are made.
- Community Gate Improvement Projects.



Bob Hale  
Vice President



Don Minogue  
Treasurer



Rex Luzader  
Secretary



Joe Greenlee  
Director, LMA Liaison

(Continued)

## LAKE MANASSAS ROA BOARD OF DIRECTORS (Continued)

- Baltusrol - resident lane completed in mid-August.
- Amsterdam - finalized plan to replace the rock on the walking path with a stone column to match those at the gate.
- The CSVAC is reviewing the speed radar sign data that has been collected in various areas of the Community. The speed-calming project will take place in conjunction with other paving activities in the community this fall.
- Post orders to support the non-registered "denied access" protocol have been completed and reviewed with SOS.
- Swim & Tennis - Tennis and Sport Court repairs are scheduled for this fall.
- The Communication's Committee is progressing with the completion of online forms with a year-end target to implement. The Committee continues to monitor and improve the website and make updates as necessary.
- The Modifications and Construction Committee (MCC) has been busy with applications for new construction and homeowner requests for improvements. Please remember to submit your applications prior to starting work and don't forget that no exterior modifications are to be made without approval of the MCC. Modifications in advance of MCC approval may result in a covenant's violation charge being assessed to your account.

### PLANNED ACTIONS FOR THE BALANCE OF 2018

- LMROA's Annual Meeting and Elections scheduled for September 17, 2018.
- Stonewall Guard House - stone façade and painting complete by end of October.
- Baltusrol Gate visitor lane barrier arm is to be completed by the end of September.
- Non-registered guest "denied access" protocol is scheduled for implementation by mid-October.
- Additional 25 MPH speed limit signs to be installed within the community.
- The retaining wall behind Kamehameha Place is scheduled to be replaced and is under plan review by Prince William County.

The Board would like to thank all of our Community Volunteers for their service and support. We encourage all residents to volunteer. Currently there are openings on the Budget & Finance Committee, Community Safety & Visitor Access Committee as well as the Covenants Committee. Contact Michelle at our community site office if you are interested.

We also thank all residents in the community for their valuable feedback in helping the Board to improve the Lake Manassas Community - a premier community in Prince William County and a great place to live!

Sincerely,

*Gary, Bob, Don, Rex and Joe*



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# LAKE MANASSAS CORNER

This is a new feature of the *Lake Manassas Connection*. The purpose of this "Corner" is to provide Community Residents with information pertaining to the ongoing efforts of the Lake Manassas Association (LMA) Board. Our Association is member of that Board and based on meetings and other information exchanged, this information is an attempt to keep you abreast of the Board's activity and actions. For example:

- LIDL Project – there has been no movement on this project.
- Medical Facilities of America has been a great success and has reached out to the LMA Board to inform them that they plan to expand the parking around that facility.
- The Senior Living Facility does not have a completion date but it is expected to be completed next year sometime.
- Baltusrol Gate Improvement Project – Visitor Lane has been completed and LMA Board has just recently approved the installation of a barrier arm for the Visitor Lane. Once that work is complete both lanes will be come functional.
- Landscape improvements on the Baltusrol Drive median are being evaluated to develop a plan to remove and replace the diseased trees. There is no time-table for this project.

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



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# MANAGEMENT REPORT

*"How beautifully leaves grow old.  
How full of light and color are  
their last days."  
~John Burroughs*



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



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

Another fall season is upon us...it seems like the summer months go by faster each year. At least we have some cool days and nights to look forward to and the beautiful colors fall brings with the changing leaves.

Although summer is over, there are still several months of lawn maintenance left before everything goes dormant. When mowing, please be sure to clean grass clippings from the sidewalks and streets and remove fallen leaves from your lawn. Leaves and grass clippings should be bagged (**not blown onto common areas or adjacent properties**). Branches should be tied in bundles (no more than four feet in length) and can be placed at the curb with grass clippings and leaves for removal on **Thursdays** by American Disposal.

With summer now over and school in session, we'd like to remind you to please slow down and watch out for children walking to and from their bus stops. The Safety Committee has been monitoring speed with the recently purchased speed detector and will be compiling results and making recommendations to the board for speed calming devices based on their findings.

I hope you all enjoy the crisp autumn days and as we head into the holiday season, I wish you and yours the very best!



**Joshua Quill, Chair**

## BUDGET & FINANCE

The Budget and Finance Committee reviewed the proposed FY 2019 budget with the Board Treasurer and is currently awaiting delivery of the final 2018 audit report. We will continue to review the monthly financial reports and contracts that are up for renewal as needed. The Budget & Finance Committee is seeking additional committee volunteers.

If you are interested please contact the site manager, Michelle Wingo at [mwingo@cmc-management.com](mailto:mwingo@cmc-management.com).

### COMMITTEE ROSTER

**Romesh Deora**

**Dick Knodt**

**Don Minogue, Board Liaison**

## COMMUNITY SAFETY & VISITOR ACCESS

During the summer months there were several reports of attempted break ins and of incidents where items were stolen from vehicles in driveways. Below is part of a Community Notice sent to residents on August 22.

"We are again reminding residents to be diligent in safeguarding your home and property by keeping doors and windows locked at night and most importantly while you are away. Set your house alarms! When you are away you might consider asking a neighbor to watch your home. Do not leave valuables in your vehicle; keep car windows closed and doors locked always. The Association asks that you report these incidents to the Community Site Office as soon as possible, however, residents are reminded that the first point of contact should be the Prince William County Police to immediately report not only incidents but any suspicious behavior.

While the Association has increased the Prince William County Police presence in the Community with more frequent overnight patrols, residents must also take appropriate measures to monitor and secure their own personal property and vehicles. One other way to secure our Community is for residents to register and/or update their GateKey Account. Together we hope to improve our Community's security and discourage individuals from considering our Community as a target."

At the end of August, letters were sent to all residents with a reminder to either update your GateKey account or, if not in GateKey, register immediately. In either case it is very important that you list in your GateKey account, all guests and vendors/contractors as either permanent or temporary guests and keep the lists up to date. On October 15, gate attendants will begin turning away any visitor or guest not found in a resident's GateKey account. Gate attendants will be instructed to make only one call to the resident's phone number listed in GateKey before turning the visitor away. A tighter visitor access control system will help reduce access to the community by those who have no reason to be here. While most of reported break-in attempts and thefts are perpetrated by someone living in Lake Manassas, a strong "denied access" protocol will help reduce entry by those seeking property theft, soliciting and other unwanted activities.



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

### COMMITTEE ROSTER

**Robert Glista**

**Rich Marianos**

**Gary Seyster**

**Gary Border, Board Liaison**



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**Shashi Mehta, Chair**  
skm8159@gmail.com

## COMMITTEE ROSTER

**Ron Allen**  
**Jane Houston**  
**Ram Venkateswaran**  
**Rex Luzader: Board Liaison**

# COMMUNICATIONS

Your Communications Committee has been busy. Some of the active areas of progress are:

1. We can report increased Resident Registration on [www.lmroa.com](http://www.lmroa.com), our community website. Currently, we have 540 registered users, which includes a percentage of households with 2 adults registered. The community's full support is needed to ensure ALL households have registered.

2. Communicating about and perfecting GateKey - Online system for registration by residents of visitors, for temporary or party list access to community gates. If you have questions or need assistance with setting up or logging in to your account, please send an email to [gatekey@lmroa.com](mailto:gatekey@lmroa.com).

3. Progress on planning and communicating dedicated lanes for residents at Baltusrol/Stonewall gates. The community's continued support is needed towards ensuring success.

4. Advancements in planning and communications of Baltusrol/Stonewall gates Turn-Away lane activation of non-registered visitors. Dates for activation of the phased in policy and how all residents can ensure a smooth transition will be communicated shortly.

5. Verizon FIOS High speed internet option, pursuit for LM Western (Stonewall) peninsula, similar to Eastern (Baltusrol) peninsula. The community's continued support is needed towards ensuring success.

# COVENANTS



**Ron Allen. Chair**  
[LMROACovenants@gmail.com](mailto:LMROACovenants@gmail.com)

## COMMITTEE ROSTER

**Rowland Bowers**  
**Tom Cumber**  
**Bob Hale: Board Liaison**

Let's keep Lake Manassas beautiful!

Nothing detracts from the appearance of our community more than trash, recycle, and bags of grass/shrub clippings setting on the curb in advance of scheduled collection dates. Now that grass is being cut regularly and shrubs are being trimmed, please remember that yard clippings can be set out on the curb no sooner than the evening before collection (including clippings left by a landscaper). Unfortunately, a number of residents are setting clippings out on Friday, Saturday and early on Sunday in anticipation of Monday's trash collection when removal of lawn debris is not until Thursay. None of us want the beauty of the community tarnished with bags of clippings, and/or other trash setting on the curbs any longer than necessary. If for any reason trash, recycling and/or clippings are not collected on a scheduled collection day, they need to be removed from the curb until the next scheduled collection day.

As Lake Manassas is a family community, streets that are open, clear and lit makes it much easier for motorist to see children playing or riding their bikes and provides a clear line of sight for walkers, runners, and roller bladders. For those playing or exercising it affords them the opportunity to see oncoming traffic even if they can't hear it. Part of the appeal of Lake Manassas is the uncluttered look of the streets.

As the days become shorter, it is important to check your lamp posts, porch and garage lights. Some residents are up early exercising, catching school busses, and heading off to work in the dark. Many residents have no lights on outside their home making the streets very dark. For safety and appearance, we encourage residents to use their outside lights. They cost very little in electricity and can make a huge difference in safety and aesthetics.

Let's all work together to maintain the standards of the community so residents can be safe and enjoy its beauty.

### Comprehensive eye care for the entire family.

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## MODIFICATIONS & CONSTRUCTION



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

### COMMITTEE ROSTER

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

If you are considering any alteration or improvement to the exterior of your home, you must first gain approval from the MCC. It is in your best interest to submit an application and gain approval of the MCC **before** you make any changes. Association resale documents must be provided by you to potential home buyers. Upon ordering the resale documents a resale inspection will be performed at your property. This informs buyers that all exterior modifications have been approved and conform to the design guidelines. Changes made without an approved application may result in a Covenants Violation citation and could possibly delay the sale of your home.

Modification applications must be filed at least four business days prior to a scheduled meeting to ensure the committee has sufficient time to examine them and schedule any needed property inspections and/or request additional documentation, if necessary. The application is available for printing on the community website or can be picked up at the onsite office. Michelle can assist you with any questions you may have with the process. The MCC generally meets on the second Monday of the month at 5:00 PM at the pool office. Occasionally the meeting date is rescheduled due to members' availability, so check with Michelle.

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 with recommended replacements/improvements. Most recently the committee worked with our landscape contractor on the landscape replacements at the Stonewall Gate as well as the small circle on Spyglass Hill Loop and on Kamehameha Place.

If you have questions or concerns pertaining to common areas – especially areas where trees may be a hazard, please let us know by sending an email to Michelle at mwingo@cmc-management.com and we will investigate and take action where appropriate.

## SWIM & TENNIS



**John Short, Chair**

### COMMITTEE ROSTER

Grete Bravo  
Bev Luzader  
John Schoeb  
Cole Spalding  
Rex Luzader:  
Board Liaison

Another successful pool season has come to an end. We received many compliments about this pool and pool staff this year via surveys that were provided to pool goers.

**POOL IMPROVEMENTS** - Both the wading pool and main pool were white coated prior to opening and a new pool cover purchased for the main pool; we also replaced several stair pads and bars for easier entrance into the water.

The Swim and Tennis Committee meets throughout the year and will continue making recommendations to the board on suggested enhancements, especially for the restroom/dressing room facilities and courts. We will keep you apprised of improvements to the Swim and Tennis facilities if/when they are approved by the board.

**TENNIS AND BASKETBALL COURTS** - While the pool may be closed, please continue to enjoy the tot lot and tennis and basketball courts at the Swim and Tennis Center this fall. The lights at the Center are on an automatic timer and shut off daily at 10 pm, after which there should be no loitering. As we approach winter, and there is minimal use of the facilities, the sport court lights will automatically shut off at 8 pm to conserve energy.

The Swim and Tennis Committee welcomes input from residents. You can send your comments and requests to the Lake Manassas inbox at concerns@lmroa.com.

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**Fall Sales are STILL HOT! Check out our recent listing activity...**



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**JUST SOLD on Roxborough**



**JUST SOLD on Spyglass Hill**

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

" We highly recommend Jim & Dawn Gaskill for all your real estate needs. They quickly sold our home with multiple offers after we tried for months to sell using another realtor with no offers. Jim & Dawn make a great team, easily accessible to us & potential buyers. They use superior marketing & selling techniques making our home stand out even though it had already been on the market for a while. They are very professional & followed up with all Realtors after showings. We travel a lot & they were able to handle all the showings & make sure the home was always show ready & locked up afterwards. They also had good references for repairs needed & even handled the process of repairs when we weren't available. Thank you Jim & Dawn! " - **Roger & Janice B**

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



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

To start off this edition's article, I'd like to say 'THANK YOU' to the many Lake Manassas residents who have visited Stonewall and the Brass Cannon restaurant this summer! We appreciate your patronage, your comments and your overall support of our business! We continue to be committed to come up with new and improved ways to provide a place you want to frequent for dining, relaxation, socializing, event hosting and/or time on the golf course. The weather has not been conducive to outdoor activity this season, especially on weekends, but we've enjoyed some great days and we know many more are ahead as fall starts to set in!

Our first "Lake Manassas Summer Social Hour" was a big hit, with nearly 100 residents stopping in to enjoy some food, beverages, live music and social time with friends and neighbors! We plan to do this again – hopefully a few times each year – to help introduce all that Stonewall has to offer to those who live in this very special community. We work hard to offer variety, value and service so you can enjoy quality in hospitality without having to leave the neighborhood. Your support is vital to our success, and our success is important to the value of the community!

Please keep Stonewall Golf Club in mind as you plan family or neighborhood events! It's not too early to start thinking about holiday parties, and our spaces book up quickly for gatherings of all sizes. Remember, we give consideration on room rental fees to Lake Manassas residents, depending on the level of food and beverage spent with us. Also, we have a new Event Sales Director on our team as of the first week of September. Samantha Bishop, who was part of the team at Stonewall during its early years, has returned to the Club and is available to help you plan your private party! Her direct office phone is 703-753-6156 and her email address is sbishop@stonewallgolfclub.com.

**Continuing through September (& beyond ??) at the Brass Cannon...**

- ✧ Our **Happy Hour** menu with beverage & food specials **Monday-Friday from 4pm-7pm!**
- ✧ **Burger Night!** Build your own for as little as \$8 on **Tuesdays from 4pm-8pm!**
- ✧ **LIVE MUSIC** on our **Terrace** (or in the Brass Cannon in inclement weather) on **Wednesdays from 5:00pm-8:30pm!**
- ✧ Wind down with our **Wine Down Wednesday** specials!

- ✧ **Pasta Night!** Choose your own pasta, sauce and add-ins or select one of our Chef's creations on **Thursdays from 4pm-8pm!**
- ✧ End-of Season **"Clear the Racks"** specials on Golf Shop Apparel & Accessories!

We look forward to seeing you soon!

*Gary Huebner*



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## STONEWALL GOLF CLUB - MEN'S SENIOR GOLF LEAGUE 2018



The Men's Senior Golf League concludes its 5th successful season in September. This year, there were 37 members in the League. As in past year, the purpose of the League is to encourage regular play, improve golf skills, have fun, meet other golfers, and participate in at least one relaxed, yet

spirited, competitive event. The League is open to any golfer age 55 years and older with an established handicap. The season begins in April and concludes in September with two major Events. The League plays all of its golf at Stonewall, on Wednesday morning beginning at 9:00 AM in April and 8:00 AM beginning in May until the end of the season. It is a shotgun start and most rounds are concluded in 4 ½ hours. As mentioned, a majority of the play dates are Open Play but at least once a month a competitive event is conducted. Based on skill and handicaps, golfers are divided into Four Flights. Performance statistics are kept during the season and golfers

are recognized at our Annual Awards Luncheon. In September, the League concludes its season with two major events. Its Match Play Champion will be decided as four golfers from each of the four flights will square off in Match Play. The winner will be declared the Match Play Champion of the League. The second is The Rowe Cup. It is an event similar to the Professional Golf Association's (PGA) Ryder Cup that matches the best United States Golfers against the best European Golfers. Our two teams of Senior Golfers will square off in 4 – 9-hole matches that will include: Foursome, Alternate Shot, Captain's Choice and finally Individual Match Play. The winning Team will enjoy “bragging” rights for at least through next year. The trophy awarded to the Match Play Champion and the winning The Rowe Cup Team are pictured to the left. Both Events were fun, competitive and caps-off a successful Men's Senior Golf League Season. The League plans to form again next year beginning in April. If you are interested look for League information in the Stonewall Golf Club Pro Shop in March 2019.

One final note – Thanks to the Management and Staff of the Stonewall Golf Club for their tremendous support to our League this past season!



L to R – Front Row – Art Gose, Bong Soo Park, Kon Jin, Brian Colbus, Robert Paik, Jim Smith, Spencer Brown, Dan Topolski, Charlie Boggs, Harlan Norris, Joe Greenlee. Second Row – Pat Normyle, Sam Bailey, Bill Tessier, Gene Devereaux, Pete Sowa. Third Row – Jim White, Walt Phillips, Ron Bochette, Bill Kuhlmann, Rusty Paul, Sam Johnson, Dick Knodt, Bob Kay, Ta-il Mah.

# REAL ESTATE IN LAKE MANASSAS SALES

(Third Quarter 2018 up to 8/29/18)

\*DOM = Number of "days on Market"

NC Indicates new construction

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

| ADDRESS                  | SOLD PRICE | LIST PRICE | DOM* | AGE |
|--------------------------|------------|------------|------|-----|
| 8300 Hancock Court       | \$640,000  | \$640,000  | 486  | 12  |
| 8240 Roxborough Loop     | \$645,000  | \$659,900  | 235  | 14  |
| 15634 Turtle Point Drive | \$650,000  | \$664,900  | 13   | 14  |
| 8309 Hancock Court       | \$643,000  | \$665,000  | 62   | 14  |
| 8495 Link Hills Loop     | \$699,900  | \$699,900  | 7    | 13  |
| 15763 Spyglass Hill Loop | \$750,000  | \$769,000  | 44   | 13  |
| 8464 Link Hills Loop     | \$862,000  | \$895,000  | 10   | 13  |

## CURRENT LISTING & PROPERTIES UNDER CONTRACT

| ADDRESS                  | LIST PRICE  | AGE |
|--------------------------|-------------|-----|
| 8121 Willingboro Court   | \$559,000   | 19  |
| 8150 Cancun Court        | \$600,000   | 21  |
| 15709 Spyglass Hill Loop | \$624,900   | 14  |
| 7990 Amsterdam Court     | \$624,900   | 19  |
| 8058 Horseshoe Bay Court | \$624,900   | 20  |
| 8092 Crooked Oaks Court  | \$649,900   | 21  |
| 15524 Tuxedo Lane        | \$675,000   | 13  |
| 8101 Crooked Oaks Court  | \$715,000   | 22  |
| 8495 Link Hills Loop     | \$749,900   | 13  |
| 15928 Spyglass Hill Loop | \$774,900   | 17  |
| 8441 Link Hills Loop     | \$774,999   | 14  |
| 8377 Pedigrue Court      | \$845,900   | 12  |
| 14923 Alpine Bay Loop    | \$879,000   | 23  |
| 8322 Roxborough Loop     | \$974,990   | 16  |
| 15818 Spyglass Hill Loop | \$1,125,000 | 14  |
| 15850 Spyglass Hill Loop | \$1,549,000 | 16  |



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## SAFETY IN LAKE MANASSAS

Residents ALL need to be vigilant in reporting and deterring crime. If you see suspicious activity in the community, please contact the police immediately. Dial 911 for emergencies, 703.792.6500 for PWC Police or 800.572.2260 for the State Police - for non-emergencies. Be sure to provide a detailed suspect or vehicle description and the last known location or direction of travel.

The police would rather get multiple calls concerning the same incident than none at all. Often people fail to act because they are not sure if what they are observing is worth reporting. A good rule to follow is when in doubt, call anyway.

Some suspicious activity that should likely be reported or investigate include:

- A stranger around your neighbor's house or a strange vehicle parked at your neighbor's home while they are away.
- The sound of breaking glass.
- Anyone peering into vehicles or removing tags, gasoline, or auto parts.
- An improperly parked car, or parked car with someone in it that seems out of place.
- A constant flow of strangers to and from a particular house, especially at late hours.
- Persons involved in a fight or any loud explosions or screams.
- Door to door solicitors or any stranger knocking at doors (burglars sometimes knock at the door first to see if anyone is home).
- A suspicious vehicle driving slowly through the neighborhood.

Two simple ways to deter crime is to always keep your cars locked and valuables secured. Also, be sure that your exterior home lights are on and working properly.

### It's that time of year again - School Bus Safety:

Residents and their guests are reminded that school buses will be in the community in the early mornings to pick up kids to carry them to school and to deliver them home safely in the late afternoons. Remember that you do not pass a stopped school bus when the bus flashing lights are on (yellow and red) and stop sign is deployed on the operator's side of the bus. We would ask your cooperation to ensure that this legal requirement is faithfully observed at all times.

### Joggers and Walkers:

Joggers and walkers are reminded to pay attention to your surroundings as you jog or walk through the community. Be mindful of (ice/cracks, debris) hazards on paths and streets and report them to management immediately. If possible please refrain from talking/texting/listening to music on cell phones or other mobile devices as these activities can distract your attention and dull your senses to your immediate surroundings. If you must listen to music while

jogging or walking, it is recommended that you only wear an earplug in one ear and alternate which ear you use periodically during your walk or run. Remember to wear bright colored and/or reflective clothing to improve your visibility to vehicular traffic particularly during hours of darkness or limited visibility.

### Other Traffic Safety tips around our neighborhoods and common areas in winter:

- ✧ Please exercise caution when driving through the community particularly some of our smaller streets where children will be at play. Be mindful of stop signs and observe the community-wide speed limit of **25 mph**. Vehicle speed may need to be further reduced during inclement and adverse weather conditions.
- ✧ Parking on or blocking sidewalks is prohibited, as it is a safety hazard that forces pedestrians into the street to bypass a vehicle parked on the sidewalk and can be ticketed by Prince William police.
- ✧ With nightfall approaching earlier beware of pedestrians using the crosswalks in locations with considerable pedestrian traffic.
- ✧ When the weather turns cold you are going to want to warm up the car before you drive. To prevent carbon monoxide poisoning, never leave a vehicle running in an enclosed area such as a garage.

### Other Tips for Around the House:

- Before the cold winter season sets in, be sure to call your heating and cooling company to service your furnace to ensure that your furnace is in good working order.
- Smoke alarms and carbon monoxide detectors are some of the best and easiest safety features you can use to protect yourself, your family and your home. Check batteries and make sure they are in good working order.
- Check and replace any home fire extinguishers that have expired.
- Have all working fireplaces (particularly gas operated devices) inspected to ensure that there are no leaks and that the pilot is free of dust, small insects and cobwebs. For wood burning fireplaces do not forget to use a fireplace screen to keep sparks from flying out. Never leave a burning fire unattended and make sure a fire in a fireplace is completely out before going to bed.
- A space heater can be an effective way to warm up a chilly room, but it's essential that you read the instructions on the unit before you use it. Remember the three-foot rule. If you are using a space heater, place it on a level, hard surface and keep anything flammable at least three feet away – things such as paper, clothing, bedding, curtains or rugs. Turn off space heaters and make sure fireplace embers are out before leaving the room or going to bed.
- Candles are a great way to give a room that warm glow, but they can also cause fires. According to the National Candle Association, almost 10,000 home fires start with improper candle use. Never leave candles burning if you go out or go to sleep, and keep your candles away from pets and kids.

## Prince William County Public Schools

### 2018/2019 Calendar

|                |                                                  |
|----------------|--------------------------------------------------|
| October 8      | School Closed                                    |
| November 5     | School Closed                                    |
| November 12    | Veterans Day Holiday<br>(observed) School Closed |
| November 21-23 | Thanksgiving Break -<br>School Closed            |
| December 21-31 | Winter Break -<br>School Closed                  |
| January 1      | New Years Day -<br>School Closed                 |
| January 21     | Martin Luther King Holiday<br>School Closed      |
| January 28     | School Closed                                    |
| February 18    | School Closed -<br>Presidents' Day               |
| April 1        | School Closed                                    |
| April 15-19    | Spring Break -<br>School Closed                  |
| May 27         | Memorial Day Holiday -<br>School Closed          |
| June 11        | Last Day of School                               |



## Schools Are Open Drive Safety!

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# REFRESHING YOUR KITCHEN

They say the heart of any home is its kitchen. The design of the kitchen can make or break a sale. However what once thrilled us can bore us over time. Following are some modest ways to mix it up.

- **Change your backsplash.** The trends change so often that you want to be careful. If you imagine selling in a few years you might want to select something rather neutral. You can even hand paint the tiles or "knock a few out" and replace with ornamental ones.

- **Switch out your cabinet handles.** Hardware stores have a great variety and it's relatively easy to do.

- **Change the counter stools or table chairs** into something wild. Consider a neon or metallic paint color. And you can easily change the fabric on most chairs with a staple gun and some durable fabric.

- **Paint your cabinets** for an overall refreshed look. Following are some steps to accomplish this.

Wood, wood-laminate, and metal cabinets can normally be repainted without difficulty. Flat-front doors and drawers are easily repainted, but woodwork with raised panels, routed profiles or other architectural detailing will require more time to prep and paint. If the woodwork is warped, badly worn or damaged, or coming apart at the glued joints, you can buy new unfinished doors and drawers and paint them along with your existing cabinets.

Applicator options for repainting include spraying, rolling or brushing with either a natural or synthetic bristle brush or a foam brush. All have their advantages and disadvantages; choose whichever is most suited to the amount of woodwork to be repainted and your own style of working. The best applicator also may depend on the type of paint or finish you choose.

If you decide to proceed with painting the cabinets, this is what you will need:

- ◆ grease-cutting cleaner
- ◆ scrubbing sponge
- ◆ wash cloth
- ◆ liquid deglosser
- ◆ screwdriver
- ◆ paint brush
- ◆ silver spray paint
- ◆ paint roller
- ◆ thumbtacks
- ◆ painter's tape
- ◆ cabinet enamel in your color choice

- 1 - Thoroughly remove all dirt, grease and grime.
- 2 - Instead of sanding, simply add deglosser to a rag and rub the cabinets in a circular motion.
- 3 - Label the doors and remove with a screwdriver. Remove the hinges as well
- 4 - Remove the shelves inside and clean thoroughly. Be sure to eliminate the dust.
- 5 - Lay the doors flat, front down. Take a roller and finish with a thin coat of the cabinet enamel
- 6 - Insert thumbtacks in the 4 corners of the back of doors and flip so that they won't smear when you paint the fronts.
- 7 - Use a small paintbrush to paint the molding and details on the doors
- 8 - Use a roller to paint the fronts of the doors. Allow to dry and then paint again.
- 9 - Paint the shelves and allow them to dry completely. You may want to paint a few times.
- 10 - If you are going to use the same handles - and hinges - spray paint them.
- 11 - Paint the wall units.
- 12 - Now rehang and enjoy.

Twelve steps may seem a lot but what a difference your efforts will make and the money you save over hiring a professional will make it all worth it. Also the updates will enable you to keep up with trends which will make a huge difference on your resale value.

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- Live music each Saturday & Sunday/ 11am-4pm with Tony M Music and the Roosteraunt Band.
- Take a wagon ride to the apple orchard to pick the freshest apples.
- Get lost in our 1.5 Acre Corn Maze, that takes an average of 30 minutes to complete, so you have plenty of time to enjoy all the farm has to offer.
- Romp in our 5 acre play area, featuring our Jumping Pillow, pedal cart trac, rope swings, Cow Pie Putt Putt Course, farm animals and more!
- Farm Market offers seasonal fresh produce, jams & jellies, honey, and baked goods. We will be featuring fresh cider, 100% natural cider slushies and apples!
- The Roosteraunt, open 11am-4pm Thursday – Monday, features hot apple cider donuts, hand dipped trickling springs ice cream, flat bread pizzas, ice cold drinks, Pecanwood smoked pork BBQ sandwiches with classic coleslaw, kettle corn, and freshly baked apple pies.

- At Bluemont Vineyard sip on their autumn apple wine and enjoy the view! Receive 10% off wine bottle purchases with your farm wristband! Open 11am-7pm.

- Trek up the mountain Dirt Farm Brewing, and enjoy a flight or pint of their farm fresh beer. Open 12pm-7pm Mon-Thurs and 12pm-9pm on Fridays.

Included with Admission:

- Wagon rides 9:15am-5pm to our pick your own orchards (apples are \$1.99/lb)
- Weekend live Music
- Corn Maze open 9am-5pm
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## FIREPLACE INSPECTIONS

You can thank our local avian friends for this hazard, since nesting debris left in the outer cap can ignite and cause a fire. Have a trusted professional inspect and remove any nesting material that may have fallen into the fireplace as well as remove all debris from the cap, this will insure that your whole family can rest easy knowing that your first fire of the season is a safe one.

Your fireplace is more than just keeping you cozy. Everyone loves a warm glow at the family room hearth, a fireplace could also provide essential warmth and light during power outages?

### Gas Fireplaces -

- If your fireplace is gas have your trusted professional check batteries, and replace wall switches at your next annual service.
- Regular service prevents compounding problems.
- A blower fan can lower your heating costs maximizes the heat it produces, slashing energy consumption and lowering bills all season.
- You can get a remote control for your gas fireplace. Imagine turning on your gas fireplace without leaving your seat. Now that's convenience. No more stooping, kneeling, or reaching to ignite your flame.

You can feel secure that your gas fireplace is ready to use when those winter nights come calling.

We covered this subject briefly in the Safety article however there are vital additional aspects you should consider. Make sure you have a properly cared for fireplace, that radiates secure comfort all season long.

By planning ahead, you can avoid the winter rush and some potential hazards.

The greatest risk of a house fire is the first time you ignite the fireplace each year.

Your yearly tradition of testing the fireplace carries the most uncertainty.

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## OCTOBER

| SUNDAY    | MONDAY                                                                                                                                                                                      | TUESDAY   | WEDNESDAY                                                                                                        | THURSDAY        | FRIDAY    | SATURDAY  |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|-----------------|-----------|-----------|
|           | <b>1</b> Trash Recycling                                                                                                                                                                    | <b>2</b>  | <b>3</b> 5pm Communications                                                                                      | <b>4</b> Trash  | <b>5</b>  | <b>6</b>  |
| <b>7</b>  | <b>8</b> Trash/Recycling<br>Prince William County<br>School Closed<br><br>5pm Modifications & Construction | <b>9</b>  | <b>10</b> 7pm Swim/Tennis                                                                                        | <b>11</b> Trash | <b>12</b> | <b>13</b> |
| <b>14</b> | <b>15</b> Trash Recycling<br>6pm Covenants                                                                                                                                                  | <b>16</b> | <b>17</b> 5pm CSVAC                                                                                              | <b>18</b> Trash | <b>19</b> | <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> | <b>31</b> Happy Halloween<br> |                 |           |           |



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**TUTORING - Mary Bowers.** 30 plus years experience, Teacher Consultant GMU Writing Project, Masters Degree from University of Notre Dame. Available for Tutoring in English, History, Essay-Writing, SAT Prep. Contact: mvbowers@comcast.net. References available.

# NOVEMBER

| SUNDAY   | MONDAY                                                                                                                                                                                   | TUESDAY                                          | WEDNESDAY                  | THURSDAY                                                                                                       | FRIDAY                     | SATURDAY                         |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|----------------------------|----------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------------|
|          |                                                                                                                                                                                          |                                                  |                            | 1 Trash                                                                                                        | 2                          | 3                                |
| 4        | 5 Trash<br>Recycling<br>Prince<br>William County<br>School Closed                                                                                                                        | 6                                                | 7<br>5pm<br>Communications | 8 Trash                                                                                                        | 9                          | 10                               |
| 11       | 12 Trash/Recycling<br> Prince William<br>County<br>School Closed<br>5pm Modifications<br>& Construction | 13                                               | 14                         | 15 Trash                                                                                                       | 16                         | 17<br>2pm<br>Budget &<br>Finance |
| 18       | 19 Trash<br>Recycling<br>6pm<br>Covenants                                                                                                                                                | 20                                               | 21                         | 22<br> HOA<br>OFFICE CLOSED | 23<br>HOA<br>OFFICE CLOSED | 24                               |
| 25       | 26 Trash<br>Recycling                                                                                                                                                                    | 27                                               | 28                         | 29 Trash                                                                                                       | 30                         | 1                                |
| 2        | 3 Trash<br>Recycling                                                                                                                                                                     | 4                                                | 5<br>6pm<br>Communications | 6 Trash                                                                                                        | 7                          | 8                                |
| 9        | 10 Trash<br>Recycling<br>5pm Modifications<br>& Construction                                                                                                                             | 11                                               | 12                         | 13 Trash<br>5:30PM (tentative)<br>LMROA<br>BOARD MEETING                                                       | 14                         | 15                               |
| 16       | 17 Trash<br>Recycling<br>6pm<br>Covenants                                                                                                                                                | 18                                               | 19                         | 20 Trash                                                                                                       | 21                         | 22                               |
| 23<br>30 | 24 Trash<br>Recycling<br>HOA OFFICE<br>CLOSED<br>Trash<br>Recycling<br>New<br>Years<br>Eve<br>31                                                                                         | 25<br>Merry<br>Christmas<br>HOA OFFICE<br>CLOSED | 26                         | 27 Trash                                                                                                       | 28                         | 29                               |
| DECEMBER |                                                                                                                                                                                          |                                                  |                            |                                                                                                                |                            |                                  |

# RESIDENT INSPIRATION

Residents, another feature of the Lake Manassas Connection is to inspire and connect. We love Resident Spotlights, when you share your adventures. We encourage residents to send us their ideas, photos, boasts. Please find contact info on [page 2](#) of this issue.

Following is a quick tour of a place we have all heard about from our own resident, extremely talented Shashi Mehta.

## CALIFORNIA'S LEGENDARY PACIFIC COAST HIGHWAY



The world traveling Mehta Family -  
Soudhamini, Sarina and Shashi



Recently, we took a road trip on the iconic Pacific Coast Highway I (PCH) and share with you five incredible stops.

A brief history, the PCH is known as one of the most scenic drives in the world. Along the route you will enjoy stunning coastal views, 33 bridges, seaside villages, piers made famous by movies, untouched forests, mansions, and even castles.

We started our 5-day trip on the PCH at Los Angeles (LA) after attending a traditional 5-day wedding, and after sightseeing in LA for 3 additional days. Our first stop was Malibu, where we visited Point Dume State Beach with views of the coast, surf boarding and sand dunes that leave you speechless (Photo 1). We then visited El Matador State Beach, a collection of 3 small cliff foot beaches with stunning bluffs (Photo 2). Our third stop was the city of Pismo Beach, a stretch of beaches and cliffs that look to date back to the dinosaur age (Photo 3). Our fourth stop was the town of San Simeon, where we visited the National Historic Landmark "Hearst Castle", built on top of a Majestic mountain lookout point, and owned by William Randolph Hearst (Photo 4, 5, 6). A magnificent preservation of history where guests included Winston Churchill, Howard Hughes, Charlie Chaplin, Clark Gable, Greta Garbo, Joan Crawford and countless others. We took the Grand Room tour, traveling back in time.

Our fifth stop was at Ragged Point located in the heart of Big Sur. With its million-dollar views, it is a landmark stop for travelers (Photo 7, 8). Our sixth stop was the famous Bixby Bridge, just north of the town of Carmel. Bixby Bridge is one of the most photographed bridges in California due to aesthetic design, graceful architecture and magnificent setting (Photo 9, 10).

This is a small set of highlights of our trip across the pacific coast highway, where great food is to be tasted, stunning vistas to be photographed and historic routes to be walked. I hope you enjoyed this set.

(Continued)



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## COVENANTS INSPECTIONS:

While we understand that there are some aspects of property maintenance that cannot be attended to various times of the year (especially painting and landscaping), and in certain weather conditions, please do your best to keep your property maintained according to LMROA guidelines. If you are issued a violation notice and need an extension of time to complete repairs, please contact the on-site office by calling 703.753.7745.

The LMROA Community Handbook contains useful information covering Design Guidelines, Use Restrictions, Property Maintenance Standards and Enforcement Procedures. Please be sure to correct any violations that may exist on your property. If you need a copy of the most current Lake Manassas Handbook, please let us know and we will provide a copy to you at your request. Following is just a sample of a few important inspection items that need to be continuously maintained:

**Mailboxes.** Approved box color for the old style mailbox is hunter green and the post color is white or color matched to your existing post. If you need to replace your mailbox, contact Main Street Mailboxes at 703.753.5521. Please feel free to call the on-site management office with any questions at 703.753.7745.

**Yards and Lawns.** Lawn maintenance items such as weed/crab grass control, dead trees and shrubs and edging as well as replenishing the mulch in your beds need to be continued throughout the year. Please do not leave grass clippings on the sidewalk and/or street.

**Home Exteriors.** Look at your home and inspect for peeling and blistering paint and rotted wood, staining and green algae. Please power wash and repaint all affected surfaces.

**Play equipment.** Outdoor play equipment must be approved by the Modifications and Construction Committee. Please obtain your approval before making any purchases. Remember, maintaining your property on a regular basis not only ensures that the standards of the community are preserved, but eliminates the need for violation notices, hearings and possible fines.



## COMMUNITY SAFETY:

Please drive slowly and use caution as you drive through the community keeping an eye out for pedestrians and children. Observe yield, stop and speed limit signs; remind your children about the dangers of running and playing in the street and ask them to move out of the way of approaching vehicles.

Prince William County Police make frequent random visits within Lake Manassas and will take appropriate action to address speeding, running stop signs, use of unauthorized motorized vehicles and vandalism. Please obey stop signs and yield signs while driving in the community. You may notice our new electronic speed detection sign placed in various locations throughout the community. This will enable us to best

identify areas where speeding occurs. To supplement regular police patrols, the Board is utilizing the County's Off Duty Police Patrol Program to patrol our streets, which is a "pay for" service. Please obey the laws of the road.

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

## STREET PARKING:

We understand that over the holidays, or when you are receiving guests, parking in the street may be necessary. It seems, however, that the issue of vehicles parked in the street on a regular basis is becoming a problem.

When you moved into the community, you were provided with documents containing the covenants, conditions and restrictions for the LMROA. The guidelines state that there is no street parking permitted without prior authorization of management. **If you have room in your driveway then you should not have cars parked in the street.** Understandably, for those who have multiple vehicles, rearranging cars to accommodate those who live in your home can be a nuisance, however, the parking rule was put in place to keep as many vehicles as possible off the roads for the safety and aesthetics of the community. If you or your guests require temporary street parking, please contact the on-site office in advance. If you continually disregard the parking regulations, you may be called to a hearing before the Covenants Committee and also fined \$50 for each infraction.

## TRASH:

Our trash removal service is provided by American Disposal. Trash is collected weekly on Mondays and Thursdays, with recycling on Mondays and yard debris removal on Thursdays. A special pick up service is available for a fee (white goods, construction debris, etc.), but must be scheduled in advance. Please call American Disposal 703.368.0500 for details and scheduling. Reminder - please be sure not to set your trash out any sooner than the evening before collection (approximately 6 pm); trash cans and containers must be stored out of sight prior to sunrise the day after collection. This includes trash left by a landscaping company. When trash is put out a day or two before pick-up, the overall effect presents an unsightly appearance in our lovely neighborhood. On windy days, trash is easily blown down the street making the street and the community unsightly. Be a good neighbor and tie it down and please be sure to cover all trash. While we understand that trash bags at the curb, may be necessary from time to time, it is recommended that you use the can provided by American Disposal. This will eliminate any trash/debris scattered by birds and wildlife.

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

## LEASING A COMMUNITY PROPERTY:

All leases must be a minimum of 12 months in duration. A copy of the lease must be submitted to the management office before the tenant moves in. Without a copy of the lease, your tenants will not be issued vehicle decals, transponders or pool passes. Please have your

tenants stop by the on-site office to pick up a copy of the Lake Manassas 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.



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## PHONE CONTACTS

### LAKE MANASSAS COMMUNITY

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

### EMERGENCIES

|                                          |              |
|------------------------------------------|--------------|
| Fire or Police (Emergency Only)          | 911          |
| VA State Police                          | 800.572.2260 |
| Prince William County-PWC Police         | 703.792.6500 |
| PWC Alleged Crime or Incident Report     | 703.792.5123 |
| Fire Dept - Gainesville                  | 703.792.5004 |
| Gas - Columbia of Virginia               | 800.543.8911 |
| 24-Hour Emergency                        | 800.544.5606 |
| Novant Health Haymarket Medical Center   | 571.261.3250 |
| Novant Health/Prince William Medical Ctr | 703.369.8000 |
| Emergency Room Manassas                  | 703.369.8337 |
| Emergency Services (Haymarket)           | 571.261.3400 |
| POISON Natl Capital Poison Center        | 800.222.1222 |

### PRINCE WILLIAM COUNTY

|                                        |              |
|----------------------------------------|--------------|
| Area Agency on Aging                   | 703.792.6400 |
| Alcohol & Drug Abuse                   |              |
| Emergency Services Program             | 703.792.7800 |
| Animal Control - Shelter/Dog Tags      | 703.792.6465 |
| Evenings/Weekends                      | 703.792.6500 |
| Assessments Property /Tax Payments     | 703.792.6710 |
| Real Estate Assessments                | 703.792.6780 |
| Adult or Child Abuse & Neglect         | 703.792.4200 |
| After 5 pm and on Weekends             | 703.792.6500 |
| Prince William County Govt Information | 703.792.6000 |
| Substance Abuse                        | 703.792.7800 |
| Election & Voter Information           | 703.792.6470 |
| Department of Parks & Recreation       | 703.792.7060 |
| Park Authority                         | 703.792.7275 |
| Recycling                              | 703.792.4670 |
| Library Administration                 | 703.792.6100 |
| Licenses / Auto/Business               | 703.792.6710 |
| Mental Health Emergency Services       | 703.792.7800 |
| Miss Utility                           | 800.552.7001 |
| Schools Prince William Public          | 703.791.7200 |
| Sheriff Non-Emergency & Info           | 703.792.6070 |
| Social Services                        | 703.792.7500 |
| Tourism & Visitors Bureau              | 703.396.7130 |
| Transportation Department              | 703.792.6825 |
| Metro Customer Info                    | 202.637.7000 |
| OmniRide Commuter bus/ride             | 703.730.6664 |
| Virginia Railway Express (VRE)         | 703.684.1001 |
| Virginia Department of Transportation  | 703.366.1900 |
| Verizon                                | 800.483.3000 |
| Zoning Administration                  | 703.792.6830 |

## COMMUNITY CLUBS

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

### PHOTO FUN

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

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

Description: Ready to have fun with your photos? Join us once a month to honor and celebrate those we love with all the great photos we're taking. Bring your piles of printed pictures to get organized, photo album project to work on or your laptop for all those jpg files. There's lots of great table space to spread out. I'm a busy mom of 3 and know, for me, working with pictures is not overwhelming when I focus on simple solutions and lots of great friend time together sharing our stories. Hope you can join us or stop by to check it out. Please RSVP.

### 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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<sup>1</sup> Must apply on or after 7/01/18 with promo code: SAVE18 and close on your first mortgage purchase or refinance by 11/30/18 to qualify for the no origination fee offer. Offer is not valid on home equity loans or lines of credit. Cannot be combined with any other offers.

<sup>2</sup>Not all borrowers will qualify for 100% financing or 3% down mortgage options. Available on primary residence home purchases only. Private Mortgage Insurance is required.

<sup>3</sup>The HomeAdvantage program is made available to you through a relationship with CU Realty Services. Program Cash Rewards are awarded by CU Realty Services to buyers and sellers who select and use a real estate agent in the HomeAdvantage network and are based on the commissions paid to the agent. Using Northwest Federal for a mortgage is not a requirement to earn Cash Rewards. Cash Rewards incentives are void where prohibited by law.

Find out how you're eligible to join at [nwfcu.org/membership](http://nwfcu.org/membership).



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# LAKE MANASSAS CONNECTION

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## NEWSMAGAZINE PUBLICATION DATES & INFO

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

Advertising, Photo & Article Deadlines are as follows:

**Winter Issue: December 1**

Spring Issue: March 1

Summer Issue: June 1

Fall Issue: September 1

For information call *Imagery* at 703.723.3400

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

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