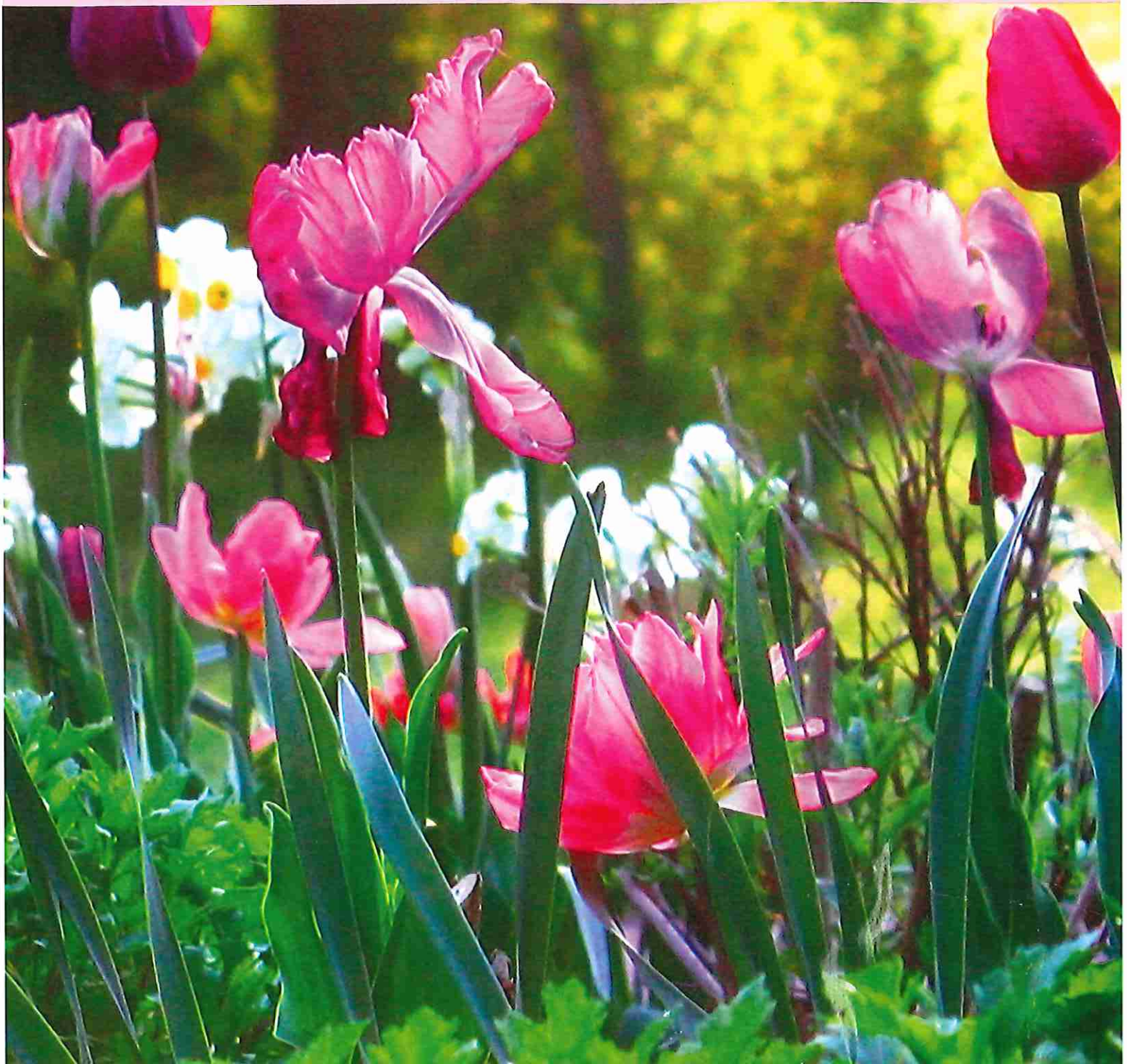


LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

SPRING 2020

VOLUME 16, ISSUE 2



LAKE MANASSAS CONNECTION

Official Publication of
The Lake Manassas Residential Owners Association
Volume 16, Issue 2

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

Send your emails to: concerns@lmroa.com

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703.753.7745 Fax 703.753.1886

Karen Jackson, Covenants Administrator
kjackson@cmc-management.com

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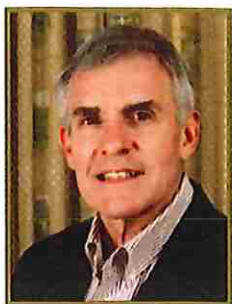
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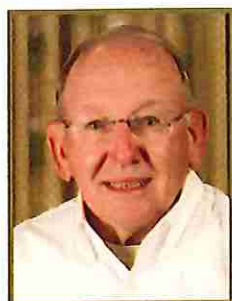
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LAKE MANASSAS ROA BOARD OF DIRECTORS

FROM THE BOARD

Spring appears to be here already, and we have had no major snow accumulation. March is also the month we begin planning for next year's budget – Fiscal Year 2021.

FINANCIAL

It appears that the 2020 Fiscal Year budget will result in a break-even year due to a mild winter. We are currently in very good financial condition with our Reserves and Owners Equity in a positive state. The Budget and Finance Committee is developing a plan to invest Association cash in instruments other than CDs to get a better than the traditional low CD rate of return – while remaining very conservative in nature. In addition, a Reserve Study Update has been ordered for this spring. A major factor could be an increase in Reserves to fund repairs/replacement of the retaining wall behind the Kamehameha townhomes. Initial estimates range from \$400,000 to \$500,000 for full replacement. While there is no immediate issue with the wall, three different engineers have performed inspections and they say the wooden retaining wall will probably have to be replaced sometime in the future. Additionally, as new operating contracts are negotiated the Association anticipates increases in vendor labor and medical coverages, assessments will most likely increase to fund those contracts as well as the Reserves. The Board will make every attempt to minimize overall assessment increases, however, the Board does estimate an increase in the 2 to 3 percent range.

PROJECTS

Listed below are some of the most recent projects completed in Fiscal Year 2020:

Project	Cost
↳ Concrete/pipestem/road repairs/raised crosswalks	\$182,000
↳ Asphalt trail repairs	\$55,500
↳ New roof at Swim and Tennis Center	\$17,000
↳ Tennis and Basketball Court repairs	\$96,000
↳ Sport court light conversions to LED fixtures	\$34,000

IMPORTANT: CIVILITY AND RESPECT

There have been occurrences of verbal abuse against our CMC agents and gate attendants for doing their jobs.

From time to time residents may receive a notice that makes them aware that a violation exists on their property. Many residents interpret this first notice (opportunity to cure letter) as a violation notice rather than a request to fix something or when they cease to follow the covenants. While inspections are performed by our Covenants Administrator on a routine basis, in many instances, violations are reported to our management staff by other residents who are aware of the rules and expect our enforcement. Some common violations noted may be related to trash cans, parking in the street or lawn/mulch violations. While actual violations are down significantly, on occasion charges (as determined by the Covenants Committee, not management staff) are assessed if violations are not cured by homeowners in the time frame provided for in notices sent to homeowners.

Know that our CMC agents and SOS Gate Attendants have been instructed that vulgar language, discrimination, verbal abuse and excessive tones will not be tolerated. Our legal counsel has advised us and our agents to record such incidents and appropriate action will be taken. We realize that people can get excited at times if they deem a violation is in error or they feel a Gate Attendant is not adequately performing. However, residents have three options where they can make their feelings known. We have an established email address - concerns@lmroa.com – where residents can express their concerns to the Board of Directors and the appropriate committees; 2) Residents can attend Covenants Committee meetings to express their concerns and present their recommended solutions; and, 3) Residents can attend Board meetings and express their concerns directly to the Board.

(Continued)

BOARD OF DIRECTORS (CONT.)

Vulgar and obscene language will not be tolerated. Our CMC agents and SOS Gate Attendants are not the appropriate persons or forum to express your concerns or displeasure with their service. Also realize that all Board members and committee members are residents who give their free time working to maintain the reputation of Lake Manassas as a premier community, so please follow one of the three courses of action outlined above to attempt to resolve your issues. Let's all be respectful and civil in our discussions with fellow residents, CMC agents and SOS Gate Attendants.

COMMITTEE REPORTS - ACTIONS & PLANS

Budget & Finance Committee

Congratulations and thanks to Harry Horning who has volunteered to chair the Budget and Finance Committee. In coming weeks, the committee will be reviewing investments as well as reviewing and contributing their input in the Fiscal Year 2021 Budget.

Covenants Committee

The Committee is working with our Covenants Administrator in planning for the yearly annual inspections. Please see their article in this newsletter as well as a copy of the checklist used during inspections (see page 9).

Swim & Tennis Committee

The committee has been discussing plans for the addition of an outdoor shower on the pool deck as well as a plan for modernization of the Ladies & Men's Rooms at the Swim and Tennis Center.

Modifications & Construction Committee

The MCC is working with our landscape vendor on a plan for replacement landscaping behind Kamehameha Place townhomes. Additionally, they will continue to monitor the construction and landscape progress of Basheer & Edgemoore at the Turtle Creek Circle townhomes.

Community Safety & Visitor Access Committee

The committee has been closely monitoring speed and traffic control devices. Please see the plans and projects as well as other important CSVAC information in the committee report (see page 10).

Do You Know Where Your Children Are?

Lastly, as warmer weather arrives, and as young adults are out later at night, there are typically a few who "Ding, Dong, Ditch". You can imagine how this might affect a 91-year old resident late at night or a resident who has young children sleeping. If you have teenagers, please advise them of your displeasure if they damage community or personal property or wake residents and young children. Remember, that not only does the community have cameras in various locations, but now residents have their own recording devices in many instances. Know that the Association will attempt to contact parents (when possible) to handle these situations before going to Prince William County Police. The Board realizes that teens don't always display good judgement, but parents should be aware that even good teenagers can be lured by friends to participate.



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Harry is a resident of Lake Manassas

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MANAGEMENT REPORT



By Michelle Wingo, Community Manager

Lake Manassas is a beautiful community. Whether it be the spring blooms (budding trees, green grass or spring annuals) or mulched beds, clean siding or freshly painted mailbox, there is nothing like the pride in hosting guests or coming home to beautiful, well-manicured community.

It is at this time of year that annual covenants inspections begin. These inspections help contribute to the overall appearance of the community by alerting owners to some commonly overlooked maintenance items at their individual homes. Collectively these maintenance items can detract from, or contribute to, the beauty and value of not only your home but to that of your neighbors and community in general.

Karen Jackson, our Covenants Administrator, has begun visiting each property and recording and photographing violations (see page 8 for the inspection schedule). If you receive a notice with an opportunity to cure a violation(s), please work to resolve those issues within the time frame stated in the letter in order to avoid further action in the form of a violation notice. If you find that you need additional time or wish to discuss a plan of action in addressing or curing a violation, please feel free to contact us by sending an email to concerns@lmroa.com.

Please feel free to call Karen at the site office at 703-753-7745 to discuss violations and/or cures or if you prefer to discuss covenants issues or violations with the Covenants Committee, you are welcome to attend their monthly meeting. Covenants meetings are typically held the third Monday of every month at 6 p.m. at the site office. Please check with the office in advance to ensure that there will be a quorum of members in attendance that evening.

We appreciate and thank you for contributing to the "beauty to all that is" in Lake Manassas and wish you a happy spring!



Karen Jackson
Covenants Administrator



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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 informed of the LMA Board's activities and actions.

- **Shoppes at Stonewall Ownership** - Regency the previous owner of the Shoppes at Stonewall has sold the Shoppes to Peterson Companies. Concurrently Mandy Gannon from the Administrator at the Lake Manassas Health and Rehabilitation Center is the new representative to the LMA Board.
- **Baltusrol Gate Upgrade** - A facial capture surveillance camera and additional lighting has been installed at the Baltusrol Gate. The lighting should make the gate area safer at night and allow cameras to focus on subjects more clearly.
- **Commercial Sign on Route 29/Baltusrol Blvd** - The sign is almost complete and announces the businesses/facilities found on Baltusrol Blvd.
- **Landscaping Plan on Baltusrol Blvd** - The next phase of the Landscape Plan on Baltusrol Blvd has been approved and will begin this spring.
- **Bathymetric Studies** - LMA is funding these studies of the 8 ponds in the Lake Manassas Community designed to identify and reduce the silt found in the ponds during summer months. The Studies will be conducted in two phases. Representatives from Stonewall Golf Course and Robert Trent Jones Golf Course will identify the 4 ponds for each phase and coordinate the work.

- **Otter Creek Road Safety Improvements** - LMA is coordinating the installation of a gate and fencing across Otter Creek Road off of Baltusrol Blvd to increase security for the RTJ Maintenance Facility and the other commercial businesses in that area.
- **Turtle Point Road Pedestrian Safety** - LMROA has made two recommendations to improve pedestrian safety:
 - **First** - remove the STOP sign on both sides of the road at the pedestrian cross walk adjacent to the Swimming Pool and entrance to the Community Center on Turtle Point Road. LMROA is recommending a flashing Pedestrian Crosswalk sign that is activated when pedestrians are in the crosswalk and crossing at that location.
 - **Second** - LMROA recommended that a pedestrian crosswalk be striped on Turtle Point Drive just east of Stonewall Gate to provide pedestrians safer access to and from the sidewalk to the Shoppes at Stonewall. It would also require a "cut" in the curb on the east side of Turtle Point Drive to allow strollers/bicycles to cross easier at that location. While no incidents have occurred the action should make the area that is very active safer for pedestrians crossing the street.
- **Pedestrian Walking Path** - LMROA recommended that LMA survey the walking path from Amsterdam Gate to Windy Hollow for repairs.

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

LAKE MANASSAS ROA COMMITTEE MEMBER ROSTER

BUDGET & FINANCE

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Harry Horning, Chair
Jeff Holbrook
Romesh Deora
Dick Knodt

COMMUNICATIONS

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Rex Luzader, Chair
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Pam Sackett

SWIM & TENNIS CENTER

Gary Border, Board Liaison
John Short, Chair
Grete Bravo
Bev Luzader
John Schoeb
Cole Spalding

BUDGET & FINANCE



Harry Horning, Chair

At the February Budget & Finance Committee meeting, the members discussed an investment policy statement and business and investment strategies other than CDs while remaining very conservative in nature. The committee will focus on and make recommendations to the Board of Directors for the Fiscal year 2021 budget including contract negotiations/renewals as they come due.

Please check the website calendar for upcoming Budget & Finance Committee meeting dates.

COMMUNICATIONS



Helena Veltsistas, Chair

Members of the Communications Committee assist the Lake Manassas Board, Committees and Site Manager in the preparation of notices, surveys and blast email communications to the community as well as contributing to the production of our newsmagazine "The Lake Manassas Connection."

If you have an interest in writing, photography or would like to make the contribution of your ideas and time to the community, please consider volunteering for the Communications Committee. Meetings are generally around one hour in length on an as-needed basis, but at least quarterly. We'd love to have you join us! Please contact Michelle at mwingo@cmc-management.com if you are interested in becoming a member of our group.

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COVENANTS



Ron Allen, Chair

2020 Comprehensive Covenants Inspection Schedule

MARCH:

Amsterdam Court
Snead Loop
Turtle Creek Circle
Turtle Point Drive &
Valderrama Court

APRIL:

Hancock Court
Link Hills Loop
Pedigree Court
Sapphire Lakes Court,
Spyglass Hill Loop
WEST (15663-15807) &
Tuxedo Lane

MAY:

Alpine Bay Loop
Arcadian Shore Court
Birnham Wood Court
Bonnie Briar Loop
Cancun Court
Crooked Oaks Court
Horseshoe Bay Court
Willingboro Court &
Windy Hollow Circle

JUNE:

Kamehameha Place
Ransom Oaks Court
Roxborough Loop
Spyglass Hill Loop EAST
(15810-15957), &
Tryon Way

IMROCA (ASSOCIATION) PROPERTY INSPECTIONS

Property inspections are an important part of managing the Community's risks, restrictions, and standards. They increase the safety and well-being of homeowners, guests, and service providers; and they protect property values by serving as a major tool in the process of identifying and correcting violations of the restrictions and standards.

By maintaining the high standards of the Community homeowners can be proud of and enjoy the satisfaction of its constant beauty, and the benefits derived from enhanced property values. High standards also support the Community's reputation as a premier community.

The LMROA employs four types of property inspections:

I. Comprehensive annual inspections of the entire property take place in the Spring (generally starting in March/April). It encompasses all aspects of the property to ensure it is being maintained in accordance with the Association's Use Restrictions, Design Standards, and Property Maintenance Standards (pages 47, 10, and 57 of the Association Handbook). It also includes determining if modifications to the property have been completed in accordance with an approved application (page 64 of Handbook, if one was required). The full perimeter of each property is walked and violations are noted and brought to the homeowner's attention for correction. A sample of the inspection check list has been provided below.

2. Weekly inspections focus on aesthetic issues such as grass, mulch beds, trash cans, mailboxes and parking issues, but also notes other violations of the Use Restrictions, Design Standards, and Property Maintenance Standards. Violations are brought to the homeowner's attention for correction.

3. Impromptu inspections are conducted in response to complaints raised by residents. Violations are noted and brought to the homeowner's attention for correction.

4. Follow up inspections. Homeowners with violations identified during any type of inspection receive a notice citing the violations, and providing them the opportunity to correct the violations during a defined cure period. These properties are inspected again at the end of the cure period and violations are closed for those homeowners who resolved them; homeowners who fail to resolve them are referred to the Covenants Committee for review.

[illegible]

Policy Resolution No. 020120-01 (copy of Policy follows):

In accordance with applicable Articles of the Association's Declaration and Bylaws, the Association has the authority to conduct visual inspections of Residential Units to enforce the rules and regulations, including going onto Residential Units to identify and/or confirm violations not attainable from common areas or properties of the Lake Manassas Association (LMA).

The Policy was established by the Board of Directors to set forth the policy and procedures to be followed when the Association conducts visual inspections. A copy of this resolution is provided below and should be retained for your records.

Lake Manassas Residential Owners Association

Policy Resolution No. 020120-01

(Relating to certain Residential Unit Inspections)

WHEREAS, Article III, Section C.17 of the Bylaws and Article II (a) and Article IX, Section 3 of the Declaration of Covenants, Conditions, and Restrictions for Lake Manassas Residential Owners Association ("Declaration") provide that the Board of Directors ("Board") may exercise all the powers and duties necessary for the administration of the affairs of the Association, including the adoption of rules and regulations;

WHEREAS, in accordance with Article I, Section 23 of the Declaration, an individual lot located within the Association and developed for use and occupancy as an attached or detached single family residence is referred to as a "Residential Unit;"

WHEREAS, Article IV, Section 2 (Owner's Responsibility) of the Declaration states that "Each Owner shall maintain his or her Residential Unit and all structures, parking areas and other improvements comprising the Residential Unit in a manner consistent with the Community-Wide Standard and all applicable covenants;"

WHEREAS, Article IX, Section 3 of the Declaration and Article III, Section C.17(f) authorizes the Board to make and enforce reasonable rules and regulation governing the use of the Properties, which rules and regulations shall be consistent with the rights and duties established by the Declaration;

WHEREAS, Article XII, Section 6 of the Declaration prohibits Owners from maintaining any "unclean, unhealthy, unsightly, or unkempt condition on his or her Residential Unit;"

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

WHEREAS, Article IX, Section 5 authorizes the Association to exercise any other right or privilege given to it expressly by the Declaration or the By-Laws, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it by the declaration or reasonably necessary to effectuate any such right or privilege;

WHEREAS, based on the above, the Association has the implied authority to enter and conduct inspections on the individual Residential Units to be able to enforce the rules and regulations,

in accordance with Article IX, Sections 3 & 5 of the Declaration when such entry is necessary to identify or confirm a violation when such identification and/or confirmation is not attainable from common area; and

WHEREAS, the Board of Directors believes it to be in the best interests of the Association to establish procedures for Residential Unit inspections.

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

Residential Unit Inspection Policy

- Visual inspections of Residential Units are conducted by the Association and its management agent to ensure that the Residential Unit, and all structures, parking areas and other improvements comprising the Residential Unit, are maintained in a manner consistent with the community-wide design standards, use restrictions, and property maintenance standards set forth in the Declaration or duly adopted policy resolutions approved by the Board.
- Authorized visual inspections by the Association or its management agent will be conducted, to the extent feasible, from Association common areas and, when authorized, the properties of the Lake Manassas Association (LMA).
- In cases where the exterior elevations and yards of a residential unit cannot be viewed from a common area or authorized LMA property for the purpose of visual inspection, the person conducting the inspection may enter the driveway, walkways, and open spaces of the Residential Unit for the purpose of conducting inspections to identify violations or confirm the mitigation of a violation.
- Except in an emergency situation, prior to any entry onto homeowner property, the Association shall provide reasonable notice to the homeowner(s).
- Entering onto homeowner property to perform inspections will be done in a manner that is the least intrusive and most respectful of privacy as possible.



COMMUNITY SAFETY & VISITOR ACCESS

Rex Luzader, Chair

The committee thanks all residents for their cooperation when entering the community. The temporary speed bumps in the entry lanes were removed after 30 days and to date no barrier arm strikes have occurred. If barrier arm strikes occur in the future, the temporary speed bumps will be reinstalled.

Important information: The barrier arms in the resident lanes have a hold open feature to help facilitate resident entry. If the RFID tag in a following car is detected before the lead car has passed through the gate, the barrier arm will remain in the up position. The following car may proceed slowly through the gate. If an RFID tag is not detected, the barrier arm will cycle down. This feature prevents tailgating through the gate. Please do not attempt to back up in the resident lane if problems occur. The gate attendant will assist you.

Thanks to Bob Glista and Karen Jackson, the speed camera data has been downloaded and analyzed. A separate report is being provided. The committee will continue to evaluate and report the data periodically. Please respect the speed limits and stop signs in the

community. Random police patrols continue, and violators may be ticketed.

Our gate security company SOS continues to cooperate with us in improving gate attendant performance. Complaints are down. If you make observations either positive or negative, please report them to the site office.

The committee continues to perform random, unannounced audits of gate attendant performance to assess their knowledge of our Post Orders and use of Gate Key.

Installation of facial imaging cameras at the visitor lanes at the Stonewall and Baltusrol gates is complete and images are being collected.

Please do not loan out your RFID tags to nonresidents.

Thanks to everyone for helping keep the community as safe as possible. Please be vigilant in keeping doors locked, informing neighbors if you are going to be away, etc.

Volunteers to serve on the committee are always welcome. Please notify Michelle at 703-753-7745 if you are interested in volunteering.

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TRAFFIC MONITORING RADAR

You may have noticed the radar speed monitoring device that has been installed in the Lake Manassas community. The purpose of the radar sign is to let drivers know if they are complying with the community speed limit, to help identify traffic speeding areas, and provide information for analysis.

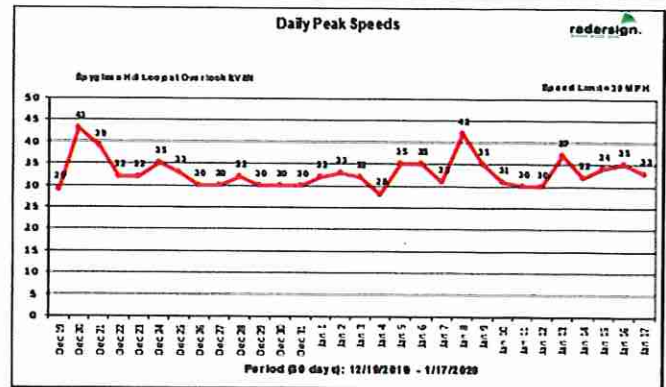
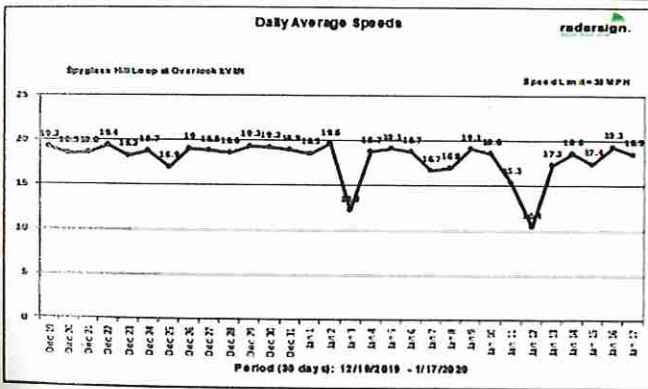
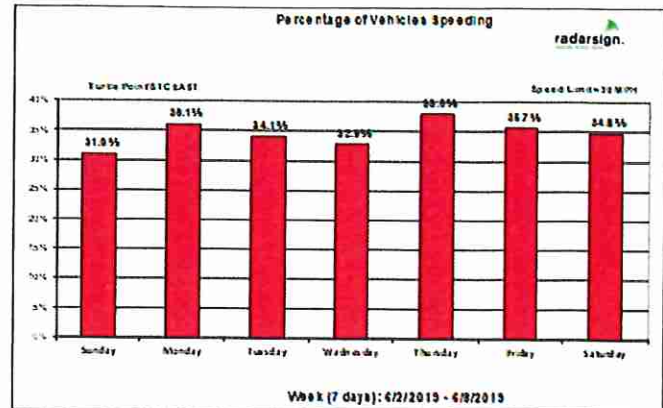
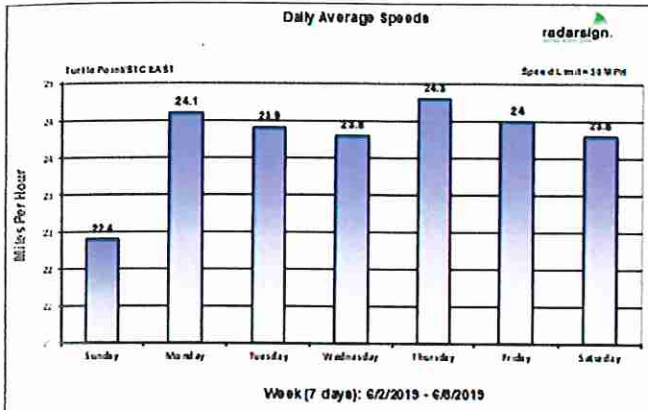
The unit has been in operation for the past year, alerting drivers to their speed and collecting traffic data. The radar unit visually indicates the vehicle's speed on the display panel and is set to flash when the community speed limit of 25 mph is exceeded. The device stores all the collected data, which can be downloaded and analyzed. It does not, however, take pictures or record any personal vehicle information.

Periodically the unit will be moved to various locations throughout the community, both the East and West Peninsulas.

These are the locations where the radar has been set-up, but can be changed; your recommendations are welcome:

- Spyglass Hill Loop at: Golf cart crossings, Overlook Circle, small circle, Link Hills Loop, Hancock Court
- Roxborough Loop at Tyron Way
- Turtle Point Drive

The collected data is saved in spreadsheets that show parameters such as time of day (in 30-minute intervals), number of vehicles in each interval, their speeds, number of vehicles exceeding the speed limit, and peak and average speeds. Additionally, using the manufacturer's software, the data can be used to generate various graphs. These include daily, weekly and monthly charts providing average speeds, peak speeds, and percentage of vehicles speeding (greater than 25 mph). Selected graph examples are shown below:



Detailed review of the data by the CSVAC indicates that overall, the majority of drivers travel at the speed limit or below, while most of the "speeders" are around 30-33 mph. Occasionally, however, there are a few instances of people traveling at 50 mph or greater. These locations have been noted and will be looked at closer in the future, with possible additional observation by our PWC police patrols.

We have a very walker friendly environment, used extensively by residents, golfers, pet walkers and children. It is easy to let your mind wander and not pay attention to how fast you are driving. It is always imperative that vehicle speeds be observed. Hopefully the radar unit serves as a reminder to slow down and drive carefully.

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MODIFICATIONS & CONSTRUCTION



Diane Boyle, Chair

If you are considering any alteration or improvement to the exterior of your home, you must first gain approval from the MCC. Modification applications must be filed at

least one week prior to a scheduled meeting in order to ensure the committee has time to examine them and schedule any needed property inspections.

Spring is the time of year when we generally see homes go on the market. It is important to note if you are in the process of selling your residence, association resale documents involve an inspection of your property to inform the buyer that all exterior modifications have been approved and conform to the design guidelines. It is in your best interest to submit an application for those changes which you have completed without Modifications Committee approval. Any modification not approved by the MCC will be cited as a violation and may complicate the sale of the property. The application is available at the community website as well as at the onsite office. Michelle can assist you with any questions you may have with the process.

The MCC along with the Covenants Committee, has been reviewing the Design Guidelines and will be submitting suggested updates and revisions to the Board of Directors for review and approval. Once this has been completed, we will notify you by blast email and copies will be available to residents electronically or for pick up at the site office.

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.

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 Karen at the site office by calling 703-753-7745.

SWIM & TENNIS



John Short, Chair

The pool will open for the season on Saturday, May 23 at 11 am. Pool hours this year will be the same as last year opening daily at 11 am and closing at 8 pm. After public schools return to school in August, pool hours will be weekdays from 3 pm until 8 pm with weekends/holidays from 11 am until 8 pm.

The committee continues to discuss improvements for the Swim and Tennis Center and will be making recommendations to the board for the FY 2021 budget year.

Pool Registration/Passes

If you have not registered previously or are a new homeowner, you may register for the pool and receive up to two electronic key cards at no charge. If you have lost your pool pass or would like to purchase an additional pass, the cost is \$50 per card. You may pick up or purchase pool passes at the site office Monday through Friday between 10 am and 12:30 pm or by appointment beginning April 27. Only check payments can be accepted.

Pool Management

We are pleased with the service provided by our pool management company for the past three years and have entered in to a new three year agreement with Virginia Pools. Anyone interested in becoming a life guard should contact Virginia Pools at 540-428-6123.

Sport Courts

The tennis and basketball courts received some much needed attention last fall. In addition court lights have been converted to energy-saving LED fixtures. Due to damage sustained to two basketball hoops, new hoops were installed.

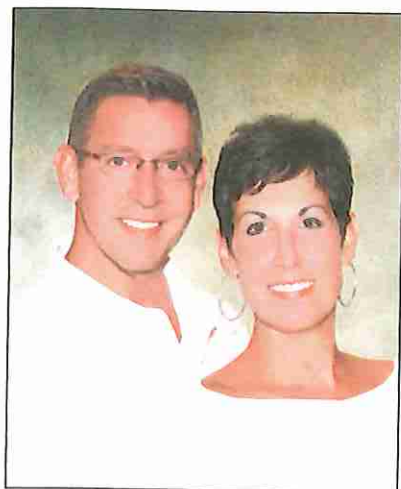
Reminder: Court use is restricted to residents and their guests. **Guests may not use courts (or the pool) without being accompanied by a resident.** The Swim and Tennis Facility as well as the pool and sport courts are monitored by surveillance cameras and after-hours police patrols. Any suspicious or inappropriate activities will be reported to and addressed by Prince William County police.

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

Tot Lot

The tot lot behind the basketball courts is open year round. We will continue mosquito treatments throughout the spring and summer as in previous years.

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



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REAL ESTATE IN LAKE MANASSAS

*DOM = Number of "days on Market"
(As of March 5, 2020)

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

SALES

ADDRESS	SOLD PRICE	LIST PRICE	DOM*	AGE
8008 Kamehameha Place	\$ 510,000	\$ 515,000	4	19
7982 Bonnie Briar Place	\$ 555,777	\$ 555,000	36	28
15525 Tuxedo Lane	\$ 685,000	\$ 699,900	170	15
8201 Roxborough Loop	\$ 705,000	\$ 724,900	147	19
15944 Spyglass Hill Loop	\$ 714,900	\$ 714,900	71	19
8236 Roxborough Loop	\$ 720,000	\$ 729,900	124	16
15818 Spyglass Hill Loop	\$ 950,000	\$ 999,900	288	16
15866 Spyglass Hill Loop	\$1,162,500	\$1,299,900	28	18
15850 Spyglass Hill Loop	\$1,230,000	\$1,300,000	536	18

CURRENT LISTING & PROPERTIES UNDER CONTRACT

ADDRESS	LIST PRICE	AGE
15701 Spyglass Hill Loop	\$ 750,000	16
8219 Roxborough Loop	\$ 789,000	18
7991 Bonnie Briar Loop	\$ 799,999	23
8358 Sapphire Lakes Court	\$ 849,900	12
15948 Spyglass Hill Loop	\$ 880,000	15
8456 Link Hills Loop	\$ 899,900	14



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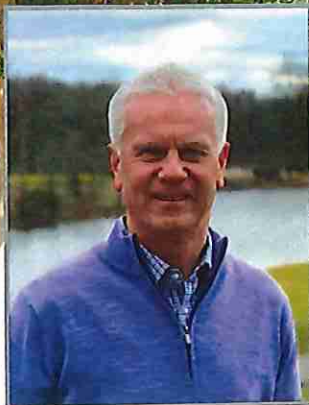
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By Gary Huebner, PGA ~ General Manager

Spring is (almost) here! I'm sure you're as excited as we are at the prospect of warmer temperatures, outdoor living and enjoying the beauty of our Lake Manassas community in full bloom. While winter is not our favorite time of year, we've had a good few months at Stonewall Golf Club and our Brass Cannon Restaurant. The weather through much of January & February was quite favorable for golf, and support of the restaurant and event spaces has been strong.

Since bringing on Sandy Freeman as Executive Chef in November, we've enjoyed countless positive comments and reviews complimenting our food offerings and quality, as well as the personal, engaging service provided by Greg Gonzales and our front-of-the-house team. We appreciate the great feedback, and we hope you'll share your positive experiences with friends and colleagues throughout the local community! We'll continue working hard to keep things fresh, flavorful, convenient and approachable in the Brass Cannon and we hope you'll all become frequent visitors! Be sure to "follow" the Brass Cannon Restaurant on Facebook for the latest updates, specials and news.

March 2020 hours for the Brass Cannon are a continuation of our "winter hours", with a few add-ons:

Sundays	10:00am - 4:00pm	Ala carte Brunch Specials available 10am-2pm
Mondays	Restaurant Closed	Monday hours will be added as golf traffic demands
Tuesdays	11:00am - 8:00pm	Come for Taco Tuesday!
Wednesday	1:00am - 9:00pm	Wine & Whiskey specials!
Thursdays	11:00am - 9:00pm	
Fridays	11:00am - 9:00pm	
Saturdays	10:00am - 9:00pm	Ala carte Brunch Specials available 10am-2pm (NEW!)

Come in for Happy Hour food & beverage specials from 3pm-7pm Tuesday through Friday!

We will be returning to "In-Season Hours" beginning April 1st

Sundays	10:00am - 8:00pm	Ala carte Brunch Specials available 10am-2pm
Mondays	11:00am - 4:00pm	
Tuesdays	11:00am - 8:00pm	Come for Taco Tuesday!
Wednesdays	11:00am - 9:00pm	Wine & Whiskey specials!
Thursdays	11:00am - 9:00pm	Live Music Events starting mid-April!
Fridays	11:00am - 9:00pm	
Saturdays	10:00am - 9:00pm	Ala carte Brunch Specials available 10am-2pm

Kyle Backers and his team in the Golf Shop introduced a revamped Cannon Club rewards program for 2020 that has already proved to be extremely popular, as participants now earn rewards for merchandise purchases from the shop as well as through greens fee spend! And for those that are frequent golfers or who regularly enjoy getting in a few holes in the

evenings, be sure to consider the value provided through our Annual Golf Membership programs. The staff has been communicating with golfers regarding course closures, frost delays and special offers through our Stonewall Golf Club app. If you want to stay 'in the know', be sure to download our FREE app and enable notifications!

As always, we'd love the opportunity to host your next celebration, event or meeting at Stonewall, so please reach out to Samantha (Sam) Bishop at sbishop@stonewallgolfclub.com to reserve your date while it's still available. In addition, we hope you'll tell your friends and/or colleagues that Stonewall is the perfect place for weddings, celebrations, socials, golf outings and gatherings of all types!

We look forward to seeing you soon!



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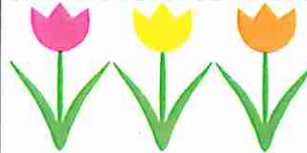
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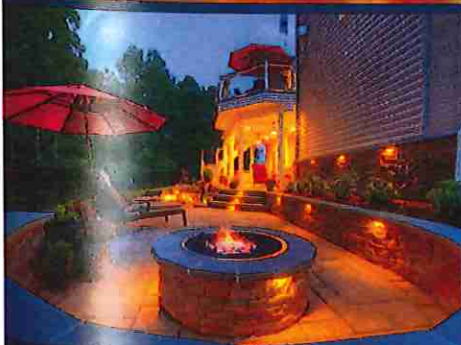
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Dear Friend,

On August 13, 2017, tragedy rocked our world when our vibrant son, Jacob Mark Blackwell, died unexpectedly. He was just 24 years old.

Ever since he was a kid, Jacob expressed a strong concern for others. As he grew, he continued to be empathetic, compassionate and loyal to all his friends and family. Everyone who met Jacob was soon his best friend.

Sadly, Jacob was preceded in death by his sister, Andrea, a dedicated nurse who, like her brother, easily connected with people and showed a limitless empathy for everyone. Much of her career as a nurse was spent in the ICU tending to the needs of transplant patients. In this role and in everything she did, the depths of Andrea's ability to nurture and give seemed endless.

Needless to say, Jacob's and Andrea's deaths were devastating blows to our family. Yet we felt at the end of the day that they would want us to keep alive their giving, joyful spirits by doing good work in their name. That's why we founded the registered 501(c)(3) nonprofit organization BWell Today For Tomorrow. Our mission is to support mental health awareness initiatives, prevent at-risk lifestyles in adolescents, and promote wellness among individuals and families.

In June of 2018, we hosted a very successful inaugural golf tournament that got us off the ground financially thanks to support from family and friends and a few generous business sponsors. On the heels of that success, we held a second tournament last year and we are now planning the 3rd Annual Jacob Mark Blackwell Memorial Golf Tournament on Friday, May 29, 2020 at Stonewall Golf Club at Lake Manassas in Gainesville, Virginia.

We write to you today with a special opportunity for you to join us at this fun event by sponsoring the 2019 golf tournament. Becoming a sponsor will provide exposure to your brand while offering you and your staff the satisfaction of supporting a cause that directly helps others. Please go to our website to learn about the event and sponsorship levels. Your donations may be tax-deductible and will be used to advance our mission to help all people "BWell Today For Tomorrow." Thank you in advance for your consideration!

Sincerely,

Linda Blackwell
linda.s.blackwell@gmail.com
703-927-6900

Dick Blackwell
dick.j.blackwell@gmail.com
703-927-4502

www.bwelltoday.org



Friday, May 29, 2020

JACOB MARK BLACKWELL MEMORIAL GOLF TOURNAMENT

*Presented by BWell Today For Tomorrow
at Stonewall Golf Club*

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REGISTER AT WWW.BWELLTODAY.ORG

Stonewall Golf Club, Gainesville, VA
May 29, 2020

- ▶ 7:30 AM Registration and Range Opens
- ▶ 8:00 AM Breakfast and Putting Contest
- ▶ 9:00 AM Shotgun Start – Scramble Format
- ▶ Breakfast • Lunch • Beverages

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Community Meetings & Events

APRIL

- 11 Egg Hunt 10 am (location Swim and Tennis Center)
- 13 MCC meeting at 5 pm
- 20 Covenants Committee meeting at 6 pm
- 27 Pool registration begins (M-F 10 am-12:30 pm or by appointment)

MAY

- 11 MCC meeting at 5 pm
- 18 Covenants Committee meeting at 6 pm
- 23 Pool opens for the season
- 25 Memorial Day – Site office closed

JUNE

- 8 MCC meeting at 5 pm
- 15 Covenants Committee meeting at 6 pm
- 17 Community Safety Committee meeting at 5 pm
- 18 Board Meeting (tentative)



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Men's Senior Golf League

The Stonewall Golf Club Men's Senior Golf League is entering its sixth year. The League is open to any golfer age 55 years and older with an established USGA Handicap Index. The League provides golfers an opportunity to play regularly while increasing golfing skills, building camaraderie with League members, having fun, and occasionally – participating in spirited competition!

This year the regular season is 27 weeks long and begins on **Wednesday, April 15, 2020** and ends on **Wednesday, October 14, 2020**. Golfers are not required to play every Wednesday but play only when their schedule permits. The League registration/ membership fee is \$75.00 per golfer. On play dates/days golfers will pay \$49.00 to play and includes range balls and a cart. Cannon Club Members pay only \$45.00 and Annual Members at Stonewall are not required to pay.

Each Wednesday's tee-off is a "shotgun" start beginning at 8:30 AM. Most play dates are "Open Play" however the League will

conduct a competitive event and "Play for Prizes" at least once each month except October. During the year the League will schedule Medal and Match Play Events and at the end of the season the League conducts The Rowe Cup using a Ryder Cup format with competing Teams.

During the season the golfers are divided into at least Four Flights based on skill determined by handicap. At the end of the season the League will 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 14 individual 18-hole scores in the League on Stonewall Golf Course.

Once again this year golfers will have the opportunity to choose and play from the Combo Tee, a combination/mix of White and Red Tee locations. From the Combo Tee the par is 72; the course yardage is 5877 yards and shorter than the White Tee yardage which is 6191 yards yet longer than the Red

Tee yardage which is 5681 yards. The holes have been handicapped based on the Combo Tee Course yardage and slope.

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 **April 8, 2020**. You can also mail your form and check to Joe Greenlee, 8294 Roxborough Loop, Gainesville, VA 20155. Be sure to indicate the Preferred Tee that you want to play from this year. Also if you don't have a Handicap Index, contact Kyle Backers, PGA Pro, at the Stonewall Golf Course at 703.753.5101 for assistance.

Once golfers are registered Guidance regarding the conduct of the League will be distributed to you. If you have immediate questions before signing up please contact Joe Greenlee (armygreen766@comcast.net) at 703.597.9524. Thank you!

Registration Form 2020

(PLEASE PRINT CLEARLY and BE SURE YOUR INFORMATION IS ACCURATE)

Name: _____

Address: _____

Phone: _____ Email: _____

GHIN# _____ USGA Handicap Index: _____

Golf Facility Where Your Handicap Is Registered: _____

Preferred Tee (Check One):

☐ White

☐ Combo

☐ Red

☐ Gold

SPRING EGG HUNT

SATURDAY, APRIL 11 ~ 10AM

LOCATION:

**Lake Manassas Tot Lot /
Basketball Courts**

*(behind the Swim and Tennis
Center on Turtle Point Drive)*

**Resident kids / grandkids
families are welcome!**

**3 Years old & under:
basketball court**

4 Years +: tot lot

**Bring your baskets & be
ready to find those eggs and
make new friends!**

Please RSVP:
Lauren Thomas
732-687-5487
drlaurenthomas@gmail.com
Ashley Peduto
301-503-0505
Ashley.Peduto@gmail.com

**We ask that each
family donate a dozen
(candy stuffed) eggs
for each child
participating. You can
drop off eggs during
business hours to the
HOA office by 4/17 or
coordinate with
Lauren/Ashley.**

Spring Lawn Care Tips

SPRING CARE TIPS TO WAKE UP YOUR LAWN

Virginia is located in a transition zone for grasses, meaning the weather can be a challenge for both cool-season grasses such as Kentucky bluegrass and tall fescue, and for warm-season grasses such as bermudagrass and zoysiagrass. Below are some renovation tips that can enhance spring care of cool-season grasses, the predominantly grown turfgrasses in our area.

Spring seeding for Kentucky bluegrass and tall fescue has disadvantages such as cold soil temperatures that slow seed growth, wet soils that are difficult to work with, and competition from crabgrass and other annual weed grasses that are germinating. Fall is the best time for seeding for the opposite reasons. However, spring seeding can be successful if done in late March or very early April.

For soil preparation before seeding, briskly rake grooves 1/4th inch deep into the soil and then lightly rake in seed to obtain the necessary seed and soil contact. Place a light straw mulch over the seeded areas to help conserve soil moisture and keep soil in place. Lime should be applied in early spring if soil tests show it is necessary. Contact the Virginia Cooperative Extension at 703-792-6285 for information on soil testing.

After seeding, water the soil for the next three to four weeks to keep it evenly moist. Water helps move oxygen and food into the seed. The seed absorbs water until the seed coat ruptures and the grass shoot and primary root emerge.

Just as in seeding, fertilizing is best done in the fall when feeding tremendously enhances the root growth so necessary to help the plant survive a hot dry summer. If fall feeding was missed, spring feeding should be limited to one light feeding of 1/2 pound of nitrogen to 1000 square feet between late April and early May. Cool-season grasses already produce most of their leaf growth in the spring, so spring fertilizing will stimulate even more leaf growth, necessitating more mowing.

Actually, it is a good practice to mow frequently so that no more than one third of the grass blade is removed at one time. The grass plant also 'recovers' more quickly from a mowing when the mower blade is kept sharp. A dull blade will create a torn, jagged leaf tip, leaving the grass plant with a large surface area to heal. If you have recently seeded your lawn, set the mower blade lower for the first three to four weeks after seeding to allow sunlight to reach the soil to help seedlings get established.

Crabgrass seeds in the soil begin to germinate in early spring as the soil warms. Healthy, dense stands of grass go a long way in preventing invasion by crabgrass and most annual weeds. Another way to eliminate grass weeds from your lawn is by using a pre-emergent herbicide in March or early April to inhibit cell division in the young weed root systems. If you have recently seeded your lawn,



siduron (Tupersan) is a crabgrass preventative that can be used without damaging new seedlings. Post emergent herbicides will kill crabgrass after it germinates and begins to grow, but you need to apply it early on. Post emergents are also effective in killing broadleaf weeds such as Dandelions.

PRINCE WILLIAM COUNTY ANIMAL CONTROL LAW

The Association continues to receive reports that some pet owners are not cleaning up after their pets. Please be reminded that the Prince William County Code states it is unlawful for any person knowingly or willingly to allow any animal belonging to that person to defecate on the property of another without consent, unless the animal owner removes the animal's excrement immediately and disposes of it lawfully. We thank those pet owners who clean up after their pets, and we encourage all pet owners to please abide by this county law. Report violations to PWC Police 703.792.6500




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Showcasing Your Garden In Spring

No matter the space available to you for landscaping, you can create a brilliant show of color by choosing plants that welcome spring. Most Spring bulbs, like daffodils and tulips, actually go into the ground in fall. So if they are not in the ground now this is a fall reminder. But there is much you can do now to promote amazing color in the coming weeks and summer months.

The deer love tulips, so if they visit your yard, you might not be able to enjoy the tulips for very long. Consider twice as many daffodils, which most critters leave alone. Daffodil flowers turn toward the sun, so you may only see the backs of blooms if you view your planting areas from an east or west window.

Other Spring bulbs to consider are Dutch hyacinth, Siberian squill, fritillaria and alliums. These flowers are known to return reliably year after year. Some of them have flowers that open and close with the sun.

The most complicated part of planning and planting a garden is the timing. Most flowers and flowering shrubs last for short periods so as one loses its blooms - another should be ready to burst.

SHRUBS

Azaleas are glorious, so brilliant in color and they really brighten up landscape. When these shrubs burst into bloom, the vibrant color is impossible to ignore. Pink and red shades are common azalea colors, as are white, yellow and orange. Give azaleas acidic soil, and plant them in blocks of single colors for the greatest impact.

Other flowering shrubs include forsythia, which you can find in dwarf forms that won't sprawl and spread across your yard. If you like the look of flowers that appear before leaves unfurl, check out flowering quince. This beauty opens blossoms in coral, pink, red and white. Fragrant spring flowering shrubs include Koreanspice viburnum and fothergilla

Some Glorious Color Options



Azaleas are show-stoppers in spring, but this one — rhododendron 'Bloom-A-Thon Red'—repeats the flower show in fall.

Early-Flowering Peony - you could almost mistake this early-flowering peony, for an old-fashioned rose. This fragrant, pink blooms are standouts in spring gardens.



Virginia Bluebells - Also known as Virginia cowslip, is a native wildflower. It appears in spring and disappears completely when summer heat arrives.

Oriental Poppy 'Flamenco Dancer' poppies unfurl their red blossoms with deep black centers from late spring to early summer. Later, the plants go dormant.



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Lake Manassas Community Clubs



I am a Lake Manassas resident interested in gathering together fun, creative women who like doing mixed media art, art journaling, gel printing, watercolor, or other media for a monthly sharing of ideas and projects. We might also have workshop sessions.

Contact: **Linda Johnston**
swindon53@gmail.com or 703.926.4229

Book Club

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.

Contact: **Deanna - 202.909.3824**
deanna.mae.trotter@gmail.com

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!

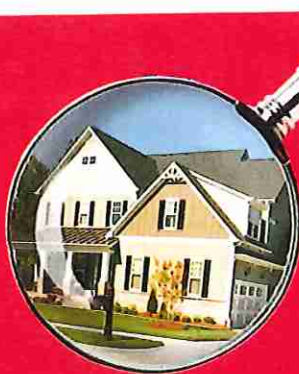
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Photo Fun



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

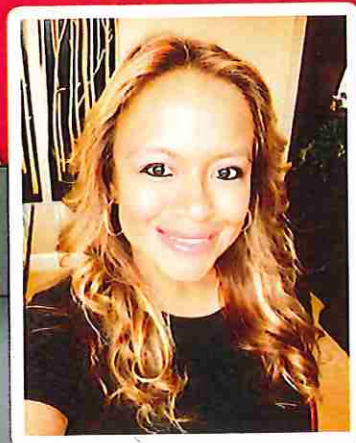
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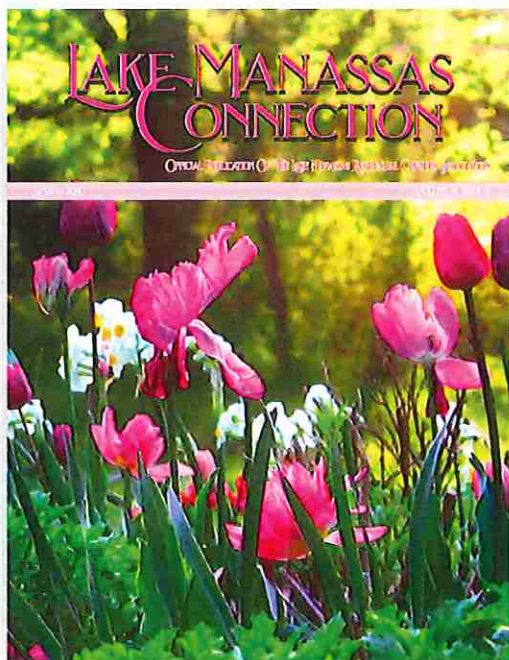
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