

# LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

FALL 2020

VOLUME 16, ISSUE 4





# LAKE MANASSAS CONNECTION

Official Publication of  
The Lake Manassas Residential Owners Association  
Volume 16, Issue 3

14900 Turtle Point Drive - Gainesville, VA 20155  
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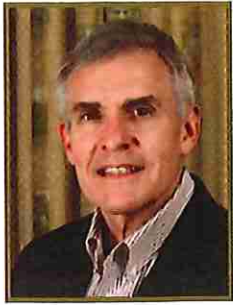
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# LAKE MANASSAS ROA BOARD OF DIRECTORS

## FROM THE BOARD

Summer is almost over but COVID-19 continues to linger in Prince William County, the Commonwealth of Virginia, the U.S. and the world putting a serious damper on everyone's activities. Most recently the new normal has resulted in our schools struggling for ways to educate our children.

Many concessions have had to be made but in particular the Board wants to specifically thank our life guards and Virginia Pools for assisting the Community to develop a functional plan that allowed us to meet the Governor's guidelines and open the pool. We want to thank all residents for their cooperation.

Your Community Board and Committee has had to make adjustments to remain functional. For example, meetings have been conducted using "Zoom" where feasible in an effort to keep the Community informed and remain open and available to all residents. Our Community Office will continue to send email notices informing the Community about scheduled meetings and posting information and other important information on our website and via blast email.

### Annual Meeting

By the time you read this the LMROA Annual Meeting and Election would have been held on September 23<sup>rd</sup> at the Stonewall Golf Club. We appreciate those who took the time to submit their proxies in advance of the meeting, attend in person and by Zoom. The election results can be found on the community website Announcement page by going to [www.lmroa.com](http://www.lmroa.com).

### Financial Update: Fiscal Year 2020

The Community's financial status is healthy. To date we do not have the final audit for fiscal year-end statement but should have it soon and will publish the results in the Winter Issue of *The Connection*. While the delinquencies in HOA fees have risen to an all-time high, through the careful planning of the Board and Finance Committee the Community's Finances should be slightly positive to break even after the audit.

### Completed 2020 Projects

Below a list of completed projects for the Fiscal Year 2020 (July 2019-June 2020):

- New "break away" barrier arms were installed at the Amsterdam and Stonewall Gates;
- Decorative iron work was installed flanking the stone columns at the unmanned (Amsterdam) gate. This iron work is not only decorative but should be a deterrent to vehicles wanting to drive around the gate and over the curb and onto the walking path;
- Tennis and basketball courts were resurfaced;
- Two basketball hoops were replaced;
- Spyglass Hill Loop seal coated; and
- A number of concrete/curb/gutter repairs were completed.

### Cell Tower Update

Previous efforts by Community Wireless Structures (CWS) to locate a cell tower adjacent to Lake Manassas Community "stalled" with Prince William County. The Board learned that the topic may come up for vote by the County by the end of the year with CWS having resubmitted their application to Prince William County with design changes which include lowering the height and using a stealth [monopine] structure. During this past summer, CWS mailed information about the cell tower to residents in nearby Community subdivisions and businesses – including Lake Manassas.

(Continued)

## BOARD OF DIRECTORS (CONT.)

In order to address the questions and concerns our Community residents may have about the construction of the cell tower, the Board invited Supervisor Jeanine Lawson as well as representatives from CWS to attend the LMROA Annual Meeting. During the meeting there was an open forum in which residents could address the topic to the Supervisor as well as CWS. This meeting was held at Stonewall Golf Course as well as via Zoom. The issue won't be resolved until the Prince William County (PWC) Planning Board meets and makes their decision. Updates will be sent to residents as they become available in blast email notices. In order to receive email notices, be sure you are a registered user on the Community website at [www.lmroa.com](http://www.lmroa.com).

Since the proposed location of the cell tower is outside the LMROA jurisdiction the Board did not take a position on this issue. Residents were encouraged to attend the Annual Meeting and/or the PWC meetings/hearings and/or email the County Supervisor to express an opinion.

### Modifications & Construction Committee

This Committee has been very busy with homeowner improvement and modification applications. Residents are reminded to submit your applications to the Committee for approval when you have a plan and before you have signed a contract and certainly prior to starting work or your improvement may cost you an unnecessary expense. The Committee has been reviewing the Design Guidelines for windows since there have been a number of applications for replacement windows.

Vinyl and fiberglass windows are being considered as a replacement option without an exception.. All other requirements for molding, trim and color still need to be submitted prior to installation/purchase of windows. By the time you get this issue of *The Connection*, the new policy/guideline may be published.

### Communications Committee

A recently held "Frequently Asked Questions" presentation regarding cell and internet technology was hosted by the Communications Committee and Board member Shashi Mehta. During the presentation, held via Zoom on August 26<sup>th</sup> at 6:00 p.m., FAQs (frequently asked questions), problems and solutions about cell service and internet speed were discussed as well as a plan to bring Verizon FIOS to residents on the Western Peninsula.

With today's current COVID-19 situation resulting in home schooling as well as residents frequently working from home, it is a fact that additional bandwidth is necessary to ensure households have the capability to meet individual and family requirements. One of the topics discussed was not only the need for expanded cell service to accommodate 5G capability scheduled to be widely available in October, but the need for expanded bandwidth offered by Verizon FIOS. The Board has been working with the Community and Verizon for the past 5 years to have FIOS installed in the Western Peninsula.

**A Brief History** - Verizon FIOS was installed on the Eastern Peninsula along with COMCAST several years ago when the Community was being built. As a result residents had the option to choose FIOS or Comcast as their wi-fi, internet and television provider. Even residents in the new Basheer Townhomes have a choice. Unfortunately, when Verizon moved to install FIOS on the Western peninsula they were forced to halt installation when the property recorded easements could not be located.

**RECENT ACTION** - In 2018 the Association launched a campaign to amend the LMROA Declarations by asking residents to sign a Declaration Amendment to allow Verizon an easement on the Western Peninsula and move forward with the installation of FIOS. However, in order to begin installation, it requires signatures from 75% of the Community's households in support of the amendment from both the Eastern and Western sides of the Community to begin the process. The initial campaign was over 200 signatures short of its goal.

Residents should understand that supporting the installation of FIOS by way of signing the easement form will NOT cost residents ANY additional assessment fees. There may be some minimal temporary work that has to be completed in front yards but Verizon has the responsibility to repair/replace any damage. The tradeoff whether a household chooses FIOS over COMCAST is a household choice but at the present time there is no choice for those residents living on the Western Peninsula.

The Communications Committee with Board's support has approved a follow-up campaign to hopefully reach the desired Community goal - obtaining signatures from 75% of the Community's households that would allow ALL residents in the Community to choose between FIOS or COMCAST as their service provider. How can residents participate?

1. Residents from both sides of the Community that have not signed the Amendment can contact the Community Office for a copy of the Amendment to review and sign. It is suggested that you call the Community Office to schedule an appointment for Notarizing the form.
2. Members of the Communications Committee (who are Notaries) are planning to go door-to-door seeking signatures from those residents that have not already signed the Amendment.

We solicit your support on this important issue for the benefit of the entire Lake Manassas Community. The end result of your support is a win-win for ALL of Lake Manassas residents.

We want to thank our Community volunteers for the time and effort in helping to make the Lake Manassas Community a great place to live. Residents are welcome to volunteer for any of our Committees and provide input on any issues of concern. We request that you please address your questions and concerns to us by emailing the board at [concerns@lmroa.com](mailto:concerns@lmroa.com).





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# LAKE MANASSAS

## CORNER

The purpose of the "Corner" is to provide the Community's 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 informational exchanges the information below is our representative's attempt to keep the Community abreast of the LMA Board's activities and actions.

### Shoppes at Stonewall –

There is no new information regarding the opening of the new businesses at the Shoppes – no date for Old Navy but there is progress being made and most likely September for the Woodhouse Day Spa.

### Commercial Sign on Route 29/ Baltusrol Blvd –

The commercial sign and landscaping for the Commercial Sign for the business facilities located along Baltusrol Blvd has been completed. The irrigation system has also been completed.

### Pedestrian Cross-walk at Stonewall Gate –

The curb cut-out and the striped pedestrian cross walk has been completed. Soon there will be two pedestrian crossing signs installed on the edge of the median strip. One will be facing the cars exiting the Western Peninsula and one will be facing traffic coming down the hill from the Shoppes at Stonewall reminding drivers of the pedestrian crosswalk and to stop for pedestrians in the crosswalk. Another pedestrian cross walk sign has been installed on Turtle Point Drive just north of the Stonewall Gate reminding drivers of the pedestrian crosswalk ahead.

### Cell – Tower Support –

LMA, Stonewall Golf Course, Robert Trent Jones and the Non-Resident Association have sent letters to Community Wireless Structures (CWS) in support to install the cell tower on VDOT property just off Route 29. Tower will be 20 feet shorter than originally planned and disguised as a monopine.

### Additional Cameras at Baltusrol Gate –

LMROA requested LMA approve the installation of additional cameras at Baltusrol Gate to provide more visible security of the gate. Not only will the cameras now there provide facial images of drivers entering the Community but license plate information as well. The additional camera will provide an expanded view of the Gate and any Gate activity at all hours – day and night.

### Virginia Wetland Study –

The Study has been completed. The purpose of the study was to determine the amount of silt in each of the ponds residing on Lake Manassas Community property. Three of the four ponds were rated good and one pond was identified as needed to be cleaned. LMA is reviewing the results and will make a decision soon on when to proceed.

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



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# MANAGEMENT REPORT



By Michelle Wingo  
Community Manager



Karen Jackson  
Assistant Manager/  
Covenants Administrator

*"By all these lovely tokens  
September days are here,  
With summer's best of weather  
And autumn's best of cheer."*

*~Helen Hunt Jackson*

Summer has now come and gone...and although in the midst of a Pandemic, the pool opened over the Fourth of July weekend. With restrictions at the Swim and Tennis Center Facility in place along with a swim schedule, residents were able to get some enjoyment this summer from not only the pool but at the tot lot and sport courts as well. This could not have happened without our pool management company and staff. I would especially like to thank our lifeguards for their service this past summer. We had a great group of young people (many of whom live in this community) managing our facility. Without their commitment and willingness to be here and efforts to enforce restrictions there would have been no swim season.

While summer is officially over, lawns may not know it. Weeds were a condition repeatedly found during covenants inspections throughout the summer and seem to still linger. If you have not already addressed the issue of weeds in your yard, now is the time! Check with your lawn maintenance provider or Google "weed control and lawn care" and take the appropriate steps to ensure your lawn is not in violation this year or next.

Autumn leaves are falling! Leaves should be cleaned up from your lawn regularly and not blown onto neighboring properties, common areas or dumped into natural/wooded areas or streams. Please bag and put leaves and other lawn debris at the curb for Thursday pick-ups by American Disposal. American Disposal will pick up no more than ten bags at a time with some weight and content restrictions. Please see page 7 for restrictions on trash, recycling and lawn debris pick-up. If you have questions about bulk removal please contact American Disposal.

Due to the Pandemic more people are working and schooling from home than ever contributing to trash volumes that have increased as much as 50%. Because of this some residents have experienced delays in pick-up or missed pick-ups. Should you experience a missed pick-up please alert the site office or American Disposal as soon as possible. **Residents should allow at least 3ft between each trash can and space at least 10ft from mailbox or vehicles to allow for the side arm to grab the trash cans. Note that there will be no trash pick-up on the Thanksgiving Day holiday. Trash will be picked up the following Monday as usual.**

It seems a bit early to be talking about the holidays, but they are right around the corner! During the holiday season we realize residents may host events with family and friends. Remember, if you or your guests require temporary street parking please alert the management office. Notifying the site staff is important so that we can make you aware of parking restrictions and if necessary, provide a temporary parking pass. This also ensures that you will not inadvertently receive a parking violation notice in the mail.

We encourage you to enter visitors into your GateKey account prior to their visit. Your guests may also find it helpful if you direct them to enter at the Baltusrol Blvd. gate for the Eastern side of the community and the Stonewall Gate for entrance into the Western side. Frequently GPS and other online applications will bring visitors to the unmanned gate where there is no access for visitors. **Important:** Visitors are not permitted to enter through the unmanned Gate. Residents should not allow access to anyone at any gate by using their RFID tag to open the barrier arm. Using your RFID tag in this manner can be hazardous to persons standing under or near the barrier arm and could potentially cause damage to the vehicle and gate for which you will be held responsible.

*Michelle*



## BUDGET & FINANCE



**Harry Horning, Chair**

The Committee meets regularly and is in need of volunteers. If you are interested please send an email to [concerns@lmroa.com](mailto:concerns@lmroa.com).

## COMMUNICATIONS

The Communications Committee welcomes **Scott Pierce** and **Lam Tran** as its newest members and thanks them for volunteering their time and expertise to the committee.

We have been working with the Board on measures to bring Verizon FIOS to all residents in Lake Manassas. More information on this effort will be sent via blast email to residents who have registered at [lmroa.com](http://lmroa.com)

Board Liaison to the Communications Committee, Shashi Mehta, administered a Zoom presentation on "Frequently Asked Questions" related to cell and internet capabilities. If you were unable to attend this very informative Zoom presentation you can listen to the recorded session by going to:

<https://bit.ly/2QO09HP> Passcode: 8n^&#fxu

Regards,  
Your Communications Team

The next issue of the *Lake Manassas Connection* deadlines **DECEMBER 1** and will be delivered just before the New Year. The committee welcomes photos, suggestions and articles for inclusion. We will tour the community the first weekend in December to photograph holiday lights at your lovely homes for inclusion in the January 2021 issue of *The Lake Manassas Connection*.

**Our pets are family.** Many in the community are more familiar with our pets than with each other. We'd like to showcase them in the next issue. Please send a photo of your pet(s) for inclusion in the next issue. Please send your photo(s) along with the name of your pet and their owners to:

[mwingo@cmc-management.com](mailto:mwingo@cmc-management.com) and  
[MaryPat@imageryprintpromotions.com](mailto:MaryPat@imageryprintpromotions.com)  
and put Lake Manassas Pets in the subject line.

## COVENANTS



**Ron Allen, Chair**

Annual Covenants inspections are complete, however, "after hours" covenants inspections continue throughout the year as do follow up inspections. If you receive a notice from the covenants administrator citing violations at your property, please work to resolve issues within the time frame allowed or contact the site office to discuss a plan of action in curing the violations.

In accordance with Lake Manassas covenants, on street parking is prohibited throughout the entire Community. This safety and aesthetics policy applies to owners, residents and their guests. Streets that are open and clear makes it much easier for motorists to see children playing or riding their bikes and provides a clear line of sight for walkers, runners, and others. It affords children and adults the opportunity to see oncoming traffic even if they can't hear it. In addition, many residents bought in this community because of its appearance. Part of that appeal is the uncluttered look of the streets.

The covenants also states that trash and recyclables are collected on Mondays while trash and yard waste (mostly leaves at this time of year) are collected on Thursdays. The containers can be put out on the curb no earlier than sundown on Sundays and Wednesdays. Nothing detracts from the appearance of our community more than seeing trash, recycling, and bags/containers of grass/shrub clippings in view in advance of scheduled collection dates and times.

Every homeowner is responsible for maintaining the beauty of Lake Manassas. If residents witness a covenants violation, it benefits the entire community to report that violation to the Covenants Administrator so she can address it and work with the homeowner to cure it. It takes all of us working together to keep Lake Manassas a premier community.

Please remember, the intent of the covenants process is to maintain the high standards of the community so residents can enjoy its beauty and benefit from improved property values.

Thank you,  
Your Covenants Committee

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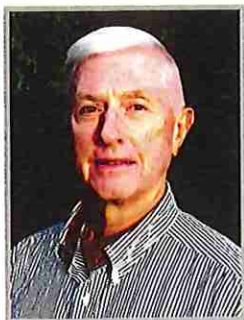
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Tom Walton



# COMMUNITY SAFETY & VISITOR ACCESS



*Rex Luzader, Chair*

The committee is looking for additional volunteers to serve on the committee. Please contact Michelle Wingo if you are interested in volunteering.

## GateKey Issues

Please make sure you have registered all members of your household as permanent guests and all vendors as temporary guests.

## From our website:

Gate Key is an internet-based guest management and processing system to manage guest lists and accelerate visitor and service provider processing at each gate. A **"denied access" policy in which visitors will not be allowed to enter into the community unless they are registered on a homeowners account on either a permanent, temporary or party guest list is now in effect.**

Contact the site office at 703-753-7745 or email us at [gatekey@lmroa.com](mailto:gatekey@lmroa.com) if you have questions or need your password and username. Once registered in Gate Key, you will be able to:

- Manage visitors online via computer or smart phone
- Receive text alerts when guests arrive.
- Review guest access history
- Access the system anytime, 24 hours a day, 7 days a week

**All Residents must register online to benefit from GateKey**

To register go to [www.gatekeyresident.com](http://www.gatekeyresident.com)

## Speed data

The collection of data continues. A summary of the data is being compiled.

Please respect the speed limits and STOP signs in the community. There are many more walkers in the neighborhood now. Please do not park cars in your driveway that block the sidewalks. There have been reports of cars going too fast that nearly hit walkers in the street going around these vehicles.

## Recommendations to the Board

At the August 19, 2020 committee meeting the committee made recommendations to add additional security cameras at the Amsterdam, and Baltusrol gates to improve the ability to record activity at the gates including improper use of RFID tags. Camera upgrades were recommended at the Swim and Tennis Center to improve monitoring of activity at the pool, tennis and basketball courts and parking lot. The ability to read license plates numbers of cars entering and exiting the parking lot will be possible with the new cameras.

The committee has also recommended placement of pedestrian signs at the new crosswalk on Turtle Point Drive near the entry to the Stonewall Gate. Flexible balusters were also recommended between the barrier arms and the curb in the exit lanes to prevent bicyclists from trying to pass through and causing damage to the barrier arms if struck.

Quotes are being obtained to provide for fencing around the basketball courts and installation of a gate requiring a tag (same as the pool gate tag) to enter and use the basketball courts. There have been numerous instances of improper and late-night use of the courts by nonresidents. Please remind your children that RFID tags are not to be "loaned out" to friends and that guests must be registered in GateKey. They should also cleanup trash and be respectful of the music being played as there are small children in the vicinity of the courts.

## RFID Tag Use

A policy regarding proper use of RFID tags is under review and will be submitted to the Board soon. There have been numerous instances of residents exiting their vehicles at the Amsterdam gate and using their RFID tag to allow cars not registered to enter. The timing of the barrier arm closures to prevent tailgating is such that the barrier arm will come down before the car can pass through resulting in damage to barrier arm. Residents are responsible for damage to the barrier arms and the new policy will also address loss of the privilege of RFID tag use if this occurs. The new cameras will record this activity and violation notices will be issued. The policy will be posted following Board approval. **PLEASE DO NOT EXIT YOUR VEHICLE AND USE YOUR RFID TAG TO OPEN THE GATE TO ALLOW ANOTHER CAR TO PASS THROUGH THE GATE.** All visitors to the Eastern peninsula must enter via the Baltusrol gate.

Sincerely,  
Your CSA Team

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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. Also, it is in your best interest to submit an application **before** you make any changes you have made without prior Modifications Committee approval -- especially if you are in the process of selling your residence. 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 **one week prior to a scheduled meeting** to ensure the committee has sufficient time to examine them and schedule any needed property inspections and request additional documentation, if necessary. The application is available for printing on the community website or can be emailed to you by the onsite office staff. Michelle or Karen 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. However, due to the Pandemic meetings are temporarily being held at the Stonewall Golf Club and by Zoom. Check the community website [www.lmroa.com](http://www.lmroa.com) for calendar dates and Zoom links.

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. While the site manager and this Committee regularly inspect the community, it is always helpful to have residents report items they feel should be addressed. If you have questions or concerns pertaining to common areas, whether it be common areas where improvement may be needed or hazardous trees, please let us know by sending an email to [concerns@lmroa.com](mailto:concerns@lmroa.com) and we will investigate and take action where appropriate.

Regards,  
Members of the Modifications Committee

# SWIM & TENNIS



*John Short, Chair*

The 2020 pool season got off to a late start due to the Pandemic but we were pleased to be able to open the pool over the Fourth of July weekend.

Once again, we had a successful year with Virginia Pools staff managing our facility. The lifeguards did an excellent job of maintaining the facility while adhering to COVID-19 restrictions, and we thank them for their efforts.

In addition, with Phase 3 restrictions the sport courts and tot lot were officially made available. Note that there are still some restrictions in place for use of these amenities. Signs are posted related to their use and as a reminder of the restrictions.

## Facility Improvements

We are pleased that the Board approved and have completed the following projects at the Swim and Tennis Center:

- Repairs to the sport courts which were approved and completed last year, however, the contractor is expected to return in the near future to complete some warranty items.
- Tennis Court #4 doubles as a "Pickle Ball" court with portable nets for those who are interested.
- Two new basketball hoops were installed last year so now both basketball courts are fully functional.
- An outdoor shower and foot bath installed outside the Men room for rinsing.
- An ADA lift installed on the pool deck to for those who may need some assistance in entering and exiting the pool.

Additional improvements will be discussed with the Board for next year including possible renovations to the restrooms.

We hope you enjoyed your summer and the amenities offered at the Swim and Tennis Center. Note that although the pool is closed, the tot lot and courts are open (with restriction) until 10 pm nightly.

The Swim and Tennis Committee welcomes input from residents and is in need of volunteers. If you are interested in joining us as a volunteer or if you have comments or requests of the Swim and Tennis Committee, please send them to [concerns@lmroa.com](mailto:concerns@lmroa.com)

Sincerely,  
Members of your Swim and Tennis Committee





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# LAKE MANASSAS ROA BOARD, COMMITTEE MEMBER AND EMPLOYEE ROSTER

Check calendar at [LMROA.com](http://LMROA.com) for up-to-date meeting dates and times

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*Harry is a resident of Lake Manassas*

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Financial Inc. or registered as a Broker Dealer or Investment Advisor



# REAL ESTATE IN LAKE MANASSAS

## SALES THE PAST 180 DAYS AT A GLANCE

ADDRESS	SOLD PRICE	DOM*	YEAR BUILT
14994 Alpine Bay Loop	\$ 440,100	12	2000
8006 Kamehameha Place	\$ 516,500	23	2001
7993 Turtle Creek Circle	\$ 550,000	2	2016
7957 Turtle Creek Circle	\$ 581,131	1	2019
8039 Arcadian Shore Court	\$ 589,000	6	1997
8020 Amsterdam Court	\$ 605,000	81	2000
7901 Turtle Creek Circle	\$ 610,000	130	2020
7953 Turtle Creek Circle	\$ 616,315	1	2019
8000 Amsterdam Court	\$ 630,000	17	2001
7949 Turtle Creek Circle	\$ 648,000	128	2020
15115 Windy Hollow Circle	\$ 680,000	4	1997
15701 Spyglass Hill Loop	\$ 720,000	82	2004
8010 Amsterdam Court	\$ 721,000	4	2001
7991 Bonnie Briar Loop	\$ 730,000	306	1997
8355 Roxborough Loop	\$ 740,000	1	2001
8219 Roxborough Loop	\$ 740,000	94	2002
14924 Alpine Bay Loop	\$ 750,000	188	2000
8259 Roxborough Loop	\$ 825,000	6	2002
8358 Sapphire Lakes Court	\$ 825,000	41	2008
8377 Pedigree Court	\$ 860,000	6	2006
8456 Link Hills Loop	\$ 860,000	70	2006
15739 Spyglass Hill Loop	\$ 890,000	11	2004
15872 Spyglass Hill Loop	\$ 902,000	87	2004
8506 Link Hills Loop	\$ 910,000	34	2006
15698 Spyglass Hill Loop	\$ 976,000	5	2003
8330 Roxborough Loop	\$ 980,000	35	2002

## CURRENT LISTING & PROPERTIES UNDER CONTRACT

ADDRESS	LIST PRICE	YEAR BUILT
7933 Turtle Creek Circle	\$ 550,400	2020
7955 Turtle Creek Circle	\$ 584,615	2020
7974 Turtle Creek Circle	\$ 596,730	2020
7959 Turtle Creek Circle	\$ 616,735	2020
7947 Turtle Creek Circle	\$ 638,285	2020
8190 Snead Loop	\$ 770,000	2005
8022 Turtle Creek Circle	\$ 798,000	2020
8024 Turtle Creek Circle	\$ 830,000	2020

Information provided on the MLS is believed to be accurate, however may not be all inclusive and should not be relied upon without verification.

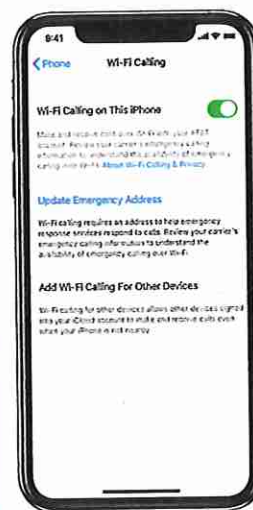
\*DOM means "Number of days on Market"

## Technology Tips ...

By: Shashi Mehta

### Make A Call With Wi-Fi Calling ...

If you find yourself in an area with little or no cellular coverage and need to make a call - there is a way. With Wi-Fi Calling you can make or receive a phone call.



Place Wi-Fi calls from your iPhone.

Turn on Wi-Fi in Settings > Phone > Wi-Fi Calling. You might need to enter or confirm your address for emergency services.\*

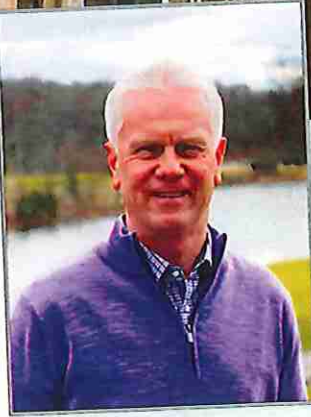
If Wi-Fi Calling is available, you'll see Wi-Fi after your carrier name in the status bar. Then your calls will use Wi-Fi Calling.

\* When cellular service is available, your iPhone uses it for emergency calls. If you turned on Wi-Fi Calling and cellular service isn't available, emergency calls might use Wi-Fi calling. Your device's location may be used to aid response efforts when you place an emergency call, regardless of whether you enable Location Services.





*Stonewall*  
Golf Club  
AT LAKE MANASSAS



By Gary Huebner, PGA ~ General Manager

To put it mildly, it's been an interesting past 6 months in our region, country and around the world. I'd like to say that the year has dealt us a bit of everything that could possibly happen but, then again, we never know what new challenge might get added to our individual and/or collective plates. While Fall is right around the corner and many are anxious to get 2020 behind us, the team at Stonewall & the Brass Cannon is excited to continue the momentum and business growth we've been enjoying as we enter this beautiful time of year!

Have you been to the Brass Cannon recently? We're thrilled to have Executive Chef Sandy Freeman leading our culinary team, and the transformation of our food offerings since her arrival has been remarkable! From great, new lunch and dinner menus, to fresh and fascinating daily specials, unique spins on traditional Sunday brunch entrees and more, Sandy's passion for great food shows through on every plate. It's very gratifying to hear many of our guests make comments to others such as "The food is awesome – the best in the area!". We appreciate the support of those of you who have become 'regulars' in the restaurant, and we look forward to serving all who will be! Recently, we purchased new tables and chairs for the Brass Cannon, and we hope you'll help us fill them with regular visits to our restaurant. Follow us on Facebook to stay informed of daily features and happenings!

Our golf course has bounced back from a summer of record heat followed by heavy amounts of rain, and I'd like to thank and congratulate Ed Long and his crew for their tireless efforts through an extremely trying period of time. During a season when many area courses experienced significant turf loss, our team took the necessary actions to maintain the most important playing surfaces while minimizing the climate damage to our maintained turf. As mentioned in the last "Connection", we've enjoyed unprecedented levels of play on the course since the onset of the pandemic, and we hope and believe that many new customers who discovered Stonewall during this time will become regular patrons when other activities return to a more "normal" level.

Having moved into "Phase 3" of the Virginia opening" plan, we are again available as a site for gatherings and events of all kinds. As always, we'd love the opportunity to host your next celebration, event or meeting at Stonewall, and we'll do so within all mandated safety protocols for your comfort. Please reach out to Sam (Sam) Bishop at [sbishop@stonewallgolfclub.com](mailto:sbishop@stonewallgolfclub.com) to reserve your date!

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AT LAKE MANASSAS

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The Men's Senior Golf League has completed its Summer Season. The 11-week Summer Season concluded on July 29, 2020 with an Awards Luncheon at Stonewall Golf Club. The presentation of awards was made to the following golfers in the four flights in the following categories:

### LOWEST ROUND

First Flight	Second Flight	Third Flight	Fourth Flight
Ron Bochette	Steve Golis	Bill Burch	Rex Luzader

### SPECIAL RECOGNITION - EAGLES

Ron Bochette, Sam Johnson, Bob Kay, Bill Kuhlmann

### BIRDIES

#### MOST BIRDIES IN THE SEASON

First Flight	Second Flight	Third Flight	Fourth Flight
Bill Tessier	Steve Golis	Bill Burch	Pat Normyle

### LOWEST SEASON SCORING AVERAGE

First Flight	Second Flight	Third Flight	Fourth Flight
Sam Bailey	Steve Golis	Bill Burch	Pat Normyle

### MOST IMPROVED GOLFER

First Flight	Second Flight	Third Flight	Fourth Flight
Gene Devereaux	Steve Golis	Bill Burch	Rex Luzader

### FEDEX CUP POINTS AWARD

First Flight	Second Flight	Third Flight	Fourth Flight
Bill Tessier	Steve Golis	Bill Burch	Pat Normyle

The Fall Season of the Men's Golf League an 11-week season is underway and began on August 5, 2020. The Season will continue through October 15, 2020. During this period the League will conduct its Match Play Championship and conclude its season with its traditional The Rowe Cup matching two teams in four Ryder Cup formats. The Season will conclude on October 28, 2020 with a Awards Luncheon recognizing golfers for their performance during the Fall Season.

*"Golf is the closest game to the game we call life.  
You get bad breaks from good shots;  
you get good breaks from bad shots -  
but you have to play the ball where it lies."*  
~ Bobby Jones



# Comet Neowise

By: Shashi Mehta

Comet NEOWISE is delighting sky-watchers around the Northern Hemisphere. But what makes this comet so special?

Shashi Mehta, an avid photographer, board member/ resident of Lake Manassas, accompanied by his family, took time to research and scooped out a perfect viewing position to photograph it from nearby Lake Ashby with a N/NW position in the sky just above the horizon. This occurred between 9:30-10:30pm. His photo shows the Comet, with its icy vapors tail, just between Star "Capella" and Planet "Venus".



two tails, one made of dust and gas and an "ion tail" made of electrically-charged gas molecules, or ions.

Because it is especially bright, the comet is visible in the night sky with the naked eye. Skywatchers in the Northern Hemisphere can spot the object just after sunset, to the northwest just under the Big Dipper constellation.

It's quite rare for a comet to be bright enough that we can see it with the naked eye or even with just binoculars. To those spotting the comet with the naked eye, without any tools or instruments like a telescope, it looks like a fuzzy

star with a little bit of a tail. You do need to be away from city lights though. With binoculars or a small telescope, the comet will be more clear and the tail will be easier to spot.

There is about 13 million Olympic swimming pools of water in Comet NEOWISE. So that's a lot of water.

As a comet nears the sun, it warms up and dust is pulled away along with gases and ice particles. This dust tail is the sweeping tail seen in most comet images. Comets also have an ion tail made of ionized gas blown back by the solar winds.

This comet orbits the sun every 600 to 700 years. Comet NEOWISE is currently about 70 million miles (111 million kilometers) away from Earth.

The comet made its closest approach to the sun on July 3 but, until now, was only visible in the sky before dawn. Now, for keen observers in the Northern Hemisphere, the comet has been getting higher in the evening sky, sparkling northwest below the Big Dipper constellation.

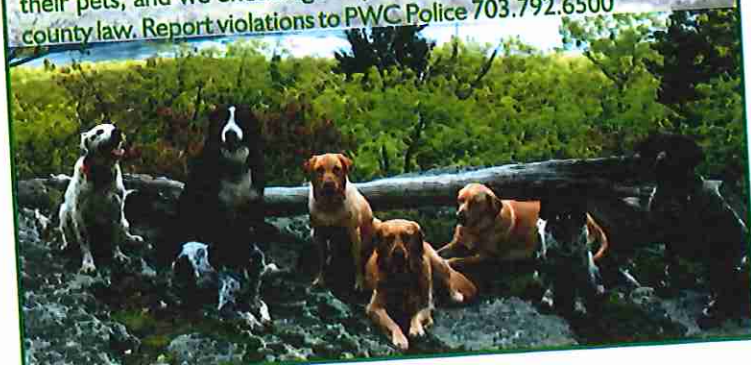
NEOWISE is named after NASA's Near-Earth Object Wide-field Infrared Survey Explorer, the NASA space telescope that first spotted the comet.

One of the most fascinating details about Comet NEOWISE is that it won't return to our skies for another 6,800 years. But that's not the only thing that makes this icy space rock special.

Comets, often nicknamed "cosmic snowballs," are icy, rocky objects made up of ice, rock and dust. These objects orbit the sun, and as they slip closer to the sun most comets heat up and start streaming

## 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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# Comfort Food: Why We Crave It

*For most of us, comfort food brings back the past.*

For most, "food" has been a big issue while sheltering in place. Many miss going out to eat. Others are learning to cook and bake and are really enjoying the process. And for so many there is the issue of "the dreaded Covid 15 weight gain."

Ask ten people to name their favorite comfort food and most likely, you'll get ten different answers. Yet despite these differences, there are similarities. For most of us, comfort food brings back the past. This nostalgic transporting via food reminds us of pleasant childhood experiences, family traditions and/or relationships with close friends, which is precisely why that particular plate of macaroni and cheese, mashed potatoes or chocolate cake is comforting – good memories are associated with the food that's in front of you.

In addition to its emotional support, the taste profile of most comfort food tends to be sweet or salty rather than bitter or sour. And often, but not always, comfort food tends to be pretty carbohydrate heavy, which is why starches and ice cream top the comfort food list.



As Lake Manassas sheltered in place over the last few months, curbside and/or delivery from restaurants became their only options for non-homemade meals. With that said, many individuals became re-acquainted with their kitchens. The need to eat required the need to ramp up those cooking skills, which for many included a new (or renewed) interest in baking bread. And for a time, flour and yeast became hot commodities. For many, baking became their form of self-care and comfort. The whole ritual of bread baking from start to finish is positive and nurturing, and it's hard to argue with bread's life-giving nature as well as its long history as one of the basics of human civilization.

We thought we were coming to the end of a period of physically and emotionally hunkering down, where while many of us look forward to eating out once again, many of us now also look forward to continue enhancing our culinary skills and adding even more items to our personal food history.

While there is no shortage of websites and blogs devoted to culinary topics, three we have found worth looking into are:

**Food52** (<https://www.food52.com>)

describing themselves as "a gathering place for everyone who believes the kitchen is the heart of the home, and food is the center of a life well-lived."

**Smitten Kitchen**

(<https://www.smittenkitchen.com>)

Deb Perelman cooks fearlessly from her tiny kitchen in New York City and writes to tell about it.

**Two Peas and Their Pod**

(<https://www.twopeasandtheirpod.com>)

Food bloggers and husband and wife Maria and Josh share their culinary and lifestyle adventures.



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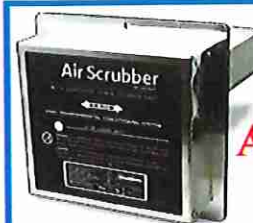
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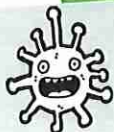
News  
from  
the

# Sheriff's Office SCAMS

## Some Information Residents Need to Know:

Scams are reported daily to law enforcement and government agencies during COVID-19 pandemic. Scammers are taking advantage of these challenging times by fabricating very convincing scams. There are ways to avoid becoming a victim of a scam by staying current with the latest scams. Here are some examples of current scams.

### COVID-19



Individuals / groups may try to use your compassion or fear of the virus against you.

- Treatment: offer to sell fake cures, vaccines, and advice
- Provider: scammer demands payment for treatment of a relative.
- Charity: solicitation of donations for fake charities.
- Phishing: scammers pose as health authorities and send emails that trick you into downloading malware.

### TECHNOLOGY



Technology support scammers reach out to you and want you to believe you that you have a problem with your computer or cell phone. They ask you to pay for tech support services that you don't need.

Spotting these scams can be tricky. You may receive a pop-up warning on your computer, a text message with a link to click, or even a phone call from someone pretending to be from reputable companies such as Microsoft, Apple, or Google.

### YOU GOT THE JOB



An email comes from what appears to be a legitimate source: large corporation, college or university, etc. saying they want to hire you.

A person contacts you and says they are sending you a check to purchase supplies for your new job. The check arrives, you deposit it, and then... The person asks you to use a cash app to pay a few vendors for the job. A few days later you learn the check was fake.

### FAKE CHECK



Most check scams in Loudoun County involve over payment for items being sold online. A person you do not know asks you to deposit a check, which often is for much more than you are owed. The person tells you to wire, Bitcoin or buy a gift card for the difference. If they ask you to purchase a gift card, they will ask you for the account and pin number, so the person can use it immediately. A few days later you find out the check was fake.

### CONTRACTOR



Home improvement scams can start with a knock on the door, a flyer, or an ad. The contractor may offer a low price or a short time-frame. One common hook is when the scammer claims to be working in your neighborhood on another project and has leftover supplies.

Say no to "cash only deals", ask for references, get a written contract and only work with businesses that have property id, licensing, and insurance.

### PET



Scammers advertise pets that do not exist on classified advertisement websites.

Then the person searching for a new pet reaches out to the seller. The seller asks for a down payment for the animal. The scammer then asks for additional funds to cover the cost of things like shipping crate, insurance, or other reasons. The scammer continues to ask for money until the victim catches on and stops sending money, often out hundreds or thousands of dollars.

### IRS



Scammers call (use a spoofed real IRS number) and say your Social Security number (SSN) has been suspended because of suspicious activity, or because it's been involved in a crime. The scammer may want you to confirm your SSN to be involved in a crime. Often they will say your bank account is about to be seized - but if you go out and get a specific gift card and give them the code the matter will be

## Think Fall, Think Bulbs



We usually don't think of spring flowers in the fall, but if tulips, daffodils, and hyacinths (to name just a few perennials) are what you want in your garden, fall is the season to plant these hardy bulbs. And if you're going this route, a little advance planning goes a long way in creating your unique garden space.

While some homeowners prefer the look of a more formal garden as they plant their bulbs, others prefer just to "scatter" them around, thus creating a more natural look. Obviously there is no right or wrong way - it's your yard and your choice. One simple pattern is to line pathways/entrance ways with bold bulb color (think bright yellow daffodils intermixed with red and orange tulips). Other homeowners might prefer a pastel color choice, thus creating a more restful theme. Entrance ways are also perfect for the fragrant hyacinths.

Additional ideas include encircling a tree with bulbs, or even planting bulbs in a round formation to give a more "bouquet" effect to your garden. Sometimes simply walking around your yard and finding those empty spaces will give you an idea of where to plant your bulbs. Whatever design you choose, it is important to plant bulbs in groups for a more striking effect rather than having them stand alone. By doing just a little bit of preplanning, you can easily follow your personal design and give yourself the spring garden that is your unique space.

Once your plan is in place, look for bulbs in garden centers or even grocery stores. Keep in mind that the bigger the bulb, the bigger the flower. Bulbs really aren't pretty; they're basically a flower just wrapped in a papery brown skin called a tunic. In looking for healthy bulbs, the tunic should be firm and smooth. A soft bulb might not be dead, but it's certainly lost its vigor and might not flower in the spring.

Hardy bulbs (think tulips, daffodils, hyacinths, and crocuses) are the ones you plant in the fall. Tender bulbs (such as calla, ranunculus, daffodils, and gladiolus) are planted in the spring and bloom in the summer or fall. These bulbs can't survive cold temperatures.

In this area, it's best to plant hardy bulbs in late October - or even November. These bulbs like colder temperatures and cool, moist soil. Planting in the fall, the soil is not frozen and still workable. Once planted, these bulbs will sprout roots and then settle in for the winter, bloom (depending on the flower) as early as March. Crocuses are often the first flowering plants we see each spring, often peeking out of the snow-covered ground.

Plant bulbs with the pointed tip up. Sometimes it's a little difficult to see that tip, so just make sure that the wispy roots are pointed to the ground. It's also important to make sure that bulbs are planted in an area with full sun and rich well-draining soil, so planting at the base of a tree would probably not work well for your bulbs. Larger bulbs should be planted about 6 inches deep with approximately 3-6 inches of space between bulbs. Smaller bulbs are usually planted about 3 inches deep. Though one should refer to the directions on the bulb package for specific measurements.

Once you've planted your bulbs, it's a good idea to fertilize them and then cover with soil. If you have problems with squirrels and/or other animals that tend to dig up bulbs, it's a good idea to lay mulch or even straw over the area until sprouts begin to come up. After blooming, let the foliage on until it begins to yellow - this is what fuels next season's growth.

Plan and plant now for a colorful reward next spring.



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# Lake Manassas Trash Info



## Tree Limbs or Brush

These should be bundled with rope or twine. Limbs can be no longer than 4ft in length and 3in thick in diameter.

We will collect up to 10 bundles of brush per customer per pickup.

## Grass Clippings and Leaves

Please place in rolled-up biodegradable bags OR un-bagged in a personal container clearly marked as "Yard Waste".

We will collect up to 10 bags per customer per pickup.

## Trash and Recycling Toters

It is important to keep your toters 3ft apart and 10ft from any obstacles such as mailboxes, cars, lamp posts, or power lines.

## THESE ITEMS ARE NOT ACCEPTED!



ROCKS



CONCRETE



DIRT



SOD



TREE STUMPS



MULCH

ITEMS THAT ARE BAGGED OR BUNDLED ARE NOT TO EXCEED 50 LBS!

## Lawn Care As We Move Into Fall...

Even as the weather cools, we need to be cognizant of our lawns. Please do your part in helping us keep the entire community looking beautiful year-round by following a few simple tips:

### Soak your grass during dry spells:

Generally, you should soak the grass 3-4 times per week, applying about one inch of water per week. As the weather cools, you can cut back. This method mimics the pattern of rainfall and will produce healthier grass than daily watering.

### Water in the morning:

It's best to water between 6:00 – 10:00 am to reduce water evaporation.

### Pay attention to where the water goes:

Many homeowners waste water by accidentally watering driveways, sidewalks or other pathways. Try to direct all of the water toward your grass.

### Don't use hot water:

When a hose is left lying in the sun with water still in it, the water can

become hot enough to scorch the grass. Make sure to empty your hose after each use to avoid doing damage.

### Allow grass to grow a bit high (for those who mow who are with community service):

Mow your grass on a higher setting so that it will allow for the establishment of longer roots, which can retain more moisture in the soil even when the weather is hot and dry.





# VOLUNTEERS NEEDED!

SHARE YOUR TALENTS WITH THE  
COMMUNITY!

Please contact Michelle Wingo @  
mwingo@cmc-management.com  
for additional information.



*"We make a living by what we get,  
but we make a life by what we give."*

~Winston Churchill



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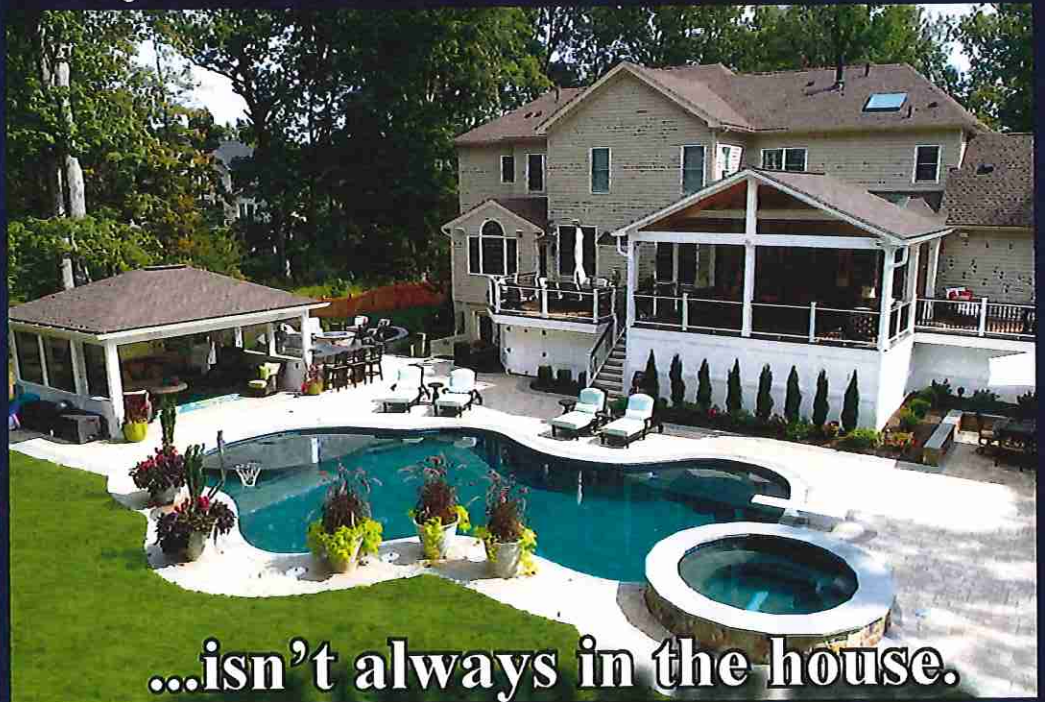
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# Community Calendars:

## October

- 12- MCC at 5 pm
- 19- Covenants at 6 pm
- 21- CSVAC at 5:30 pm

## November

- 9- MCC at 5 pm
- 16- Covenants at 6 pm
- 18- CSVAC at 5:30 pm

## December

- 14- MCC at 5 pm
- 21- Covenants at 6 pm
- 16- CSVAC at 5:30 pm

**December 10**  
**LMROA Board Meeting**  
**6 pm (Tentative)**

# 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**

## 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.

Contact: **Helen Watt - 703.743.5499**  
**hwattmemories@gmail.com**

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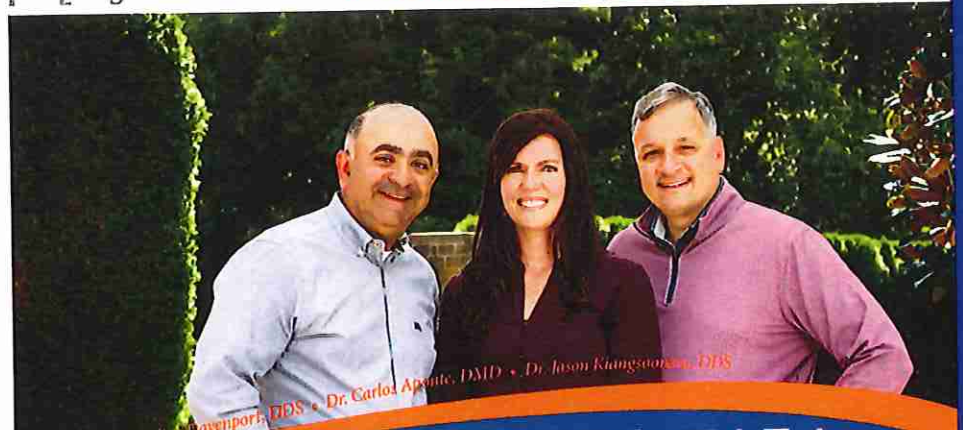


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## COVENANTS INSPECTIONS:

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 571.379.8454.

**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. **NOTE: Residents should allow at least 3ft between each trash can and space at least 10ft from the mailbox or vehicles to allow for the side arm to grab the trash cans.**

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.

## GATED ENTRANCES & BARRIER ARMS:

The safety of those entering the community is of utmost importance at barrier arms and gates. The Post Orders for the community, which are the rules/restrictions provided by LMROA to Allied/SOS Security gate attendants to follow state:



- Bicycles will not be processed through vehicle lanes and should not gain access under gate arms for safety reasons. Barrier arms will not be opened for non-motorized vehicles.

Unless you are in a motorized-vehicle, you should enter the community using the sidewalk or trails that flank each entry. Gate attendants have been instructed to not open barrier arms for anyone who is not in a vehicle. This includes pedestrians, bicyclists, skaters, etc. Some gate attendants have experienced harassment, belittlement and arguments when implementing restrictions from the Post Orders. This will not be tolerated, and anyone attempting to lift or tamper with barrier arms or enter underneath will be reported to Prince William County Police.

If you notice damage to a barrier arm or gate please report it immediately to management or one of the gate attendants. For your safety, please **DO NOT** attempt to repair a barrier arm.

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	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	571.379.8454
Trash (American Disposal)	703.368.0500
Water/Sewer (PW County)	703.335.7900

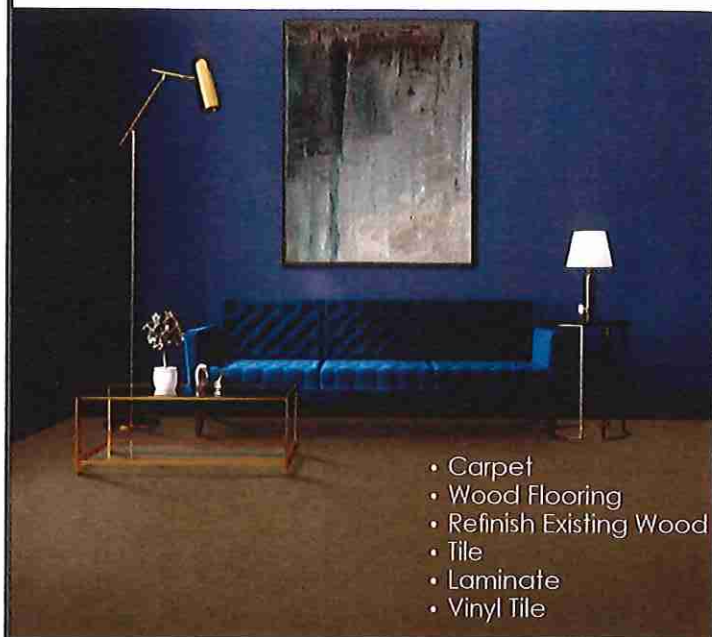
## EMERGENCIES

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
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Virginia Department of Transportation	703.366.1900
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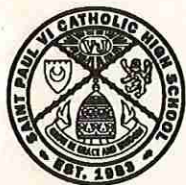
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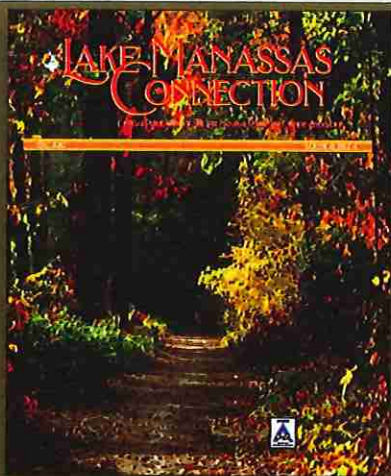
The GateKey visitor access system is a convenient and user-friendly tool intended for homeowners to be able to add visitors whenever they like. Please enter your guest names into GateKey prior to their visit (or as a permanent guest) so they can easily gain access through the gates upon arrival.

If on occasion you are unable to access your account and have an IMMEDIATE need to add a visitor to your account please call the gatehouse to notify the attendant.

**Baltusrol Gatehouse: 703-754-9465**

**Stonewall Gatehouse: 703-754-9951**

While site office staff can answer questions about GateKey and provide assistance from time to time, they are not always available to add visitors to your list. Please do not leave voicemail requests at the office or gatehouse as we cannot ensure messages will be retrieved in time to make an entry on your GateKey account.



### DEADLINE FOR THE WINTER ISSUE IS DECEMBER 1

For articles and advertising - please submit all ideas/articles and photos to:  
[mwingo@cmc-manangement.com](mailto:mwingo@cmc-manangement.com)

For advertising please contact MaryPat or Melissa  
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Our pets are family. Deadline to send your photo(s) NOVEMBER 15. Please send a photo of your pet(s) for inclusion in the next issue. Please send your photo(s) along with the name of your pet and their owners and put Lake Manassas Pets in the subject line.to:

[mwingo@cmc-manangement.com](mailto:mwingo@cmc-manangement.com)  
and [MaryPat@imageryprintpromotions.com](mailto:MaryPat@imageryprintpromotions.com)



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