

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

WINTER 2021

VOLUME 17, ISSUE 1

*Wishing You
Joy, Peace & Love*



LAKE MANASSAS CONNECTION

Official Publication of
The Lake Manassas Residential Owners Association
Volume 17, Issue 1

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

Send your emails to: concerns@lmroa.com

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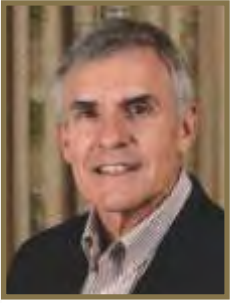
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FROM THE BOARD



Gary Border
President



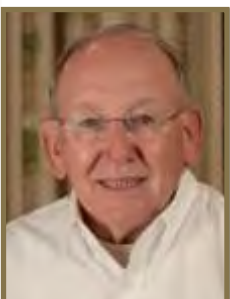
Bob Hale
Vice President



Don Minogue
Treasurer



Shashi Mehta
Secretary



Joe Greenlee
Director

ANNUAL MEETING - At the LMROA Annual Meeting in October Joe Greenlee and Shashi Mehta were re-elected to the Board for two-year terms. Gary Border remains as Board President and Bob Hale continues on as Vice President with Shashi Mehta as Secretary, Don Minogue as Treasurer and Joe Greenlee as Director and Board representative/liaison to the Lake Manassas Association (LMA).

FINANCIAL UPDATE - As noted in the October 2020 financial report the Association has a total of cash and investments of \$2,175,018.72. The Repair and Replacement Reserves are proportionally funded and are in line with the most recent Reserve Study. For the first time we have achieved the recommended threshold in home owner equity which is the reserve amount to cover a loss in future years' budgets.

Reserve and Capital Budget expenditures planned for 2021 are projected to be approximately \$254,390. There are only a few projects planned this year – such as camera upgrades in some existing locations and the addition cameras in other locations – to minimize increases to the HOA assessments.

Assessment delinquencies are reaching some of our highest levels ever. While the Association's effort to collect on these accounts is aggressive, bankruptcies, etc., limit what can be done. The impact of COVID-19 on employment opportunities for some of our residents has impacted their ability to pay their monthly assessments. The impact was anticipated and through the diligence of the Board and CMC we have managed to minimize the effect of these delinquent accounts as best that we could so far.

FUTURE HOA ASSESSMENTS - Last year's assessments were held to the same amount as the previous year even though expenses had increased in some areas. However, as we have previously stated the Association expects the 2022 Fiscal Year budget will increase between 4%-6% over this current year. Other than normal year-over-year increases, we will be reviewing new contracts with several of our Community Service vendors and expect a couple of them to increase this coming year. For example, our Community landscaping costs alone in 2021 are projected to include a reasonable increase from previous years due increased cost for materials and labor. The cost does not include items like plant replacements which are paid from the Community's reserve accounts. Additionally, we have learned that most of our contract vendors will include the Community's pro-rata costs between their clients for medical coverage that is now required.

NEW PROJECTS - The Community should realize that every new project or improvement that is recommended by one of our five Community Committees and approved by the Board increases a homeowner's monthly HOA fees. As you would expect all recommendations are seriously considered and the Board always takes into account how those recommended improvements impact the residents of the Community, i.e., not just one small group of residents but the Community as a whole. As a result those Committee recommendations while all seemingly important a few of this year and next year's new projects are being evaluated closely to ensure that the 2022 budget does not exceed the 6% initial increase forecasted.

FORECAST OF PROJECTS FOR 2021 -

The following is a summary of the Reserve Study forecasted projects for Fiscal Year 2021:

SWIM AND TENNIS

- Sport Court Sign Replacements
- Façade Caulk Waterproofing
- Bath renovations
- 10 ft Chain link Fence repairs (locks)
- Office Equipment
- Wading Pool Cover
- Building Exterior Repairs/Paint
- Tot lot mulch & STC Mulch

SITE ITEMS

- Tree Removal/Shrubbery Replacement
- Masonry Wall Repairs
- Retaining Wall Railing Repairs/Paint
- Asphalt Trail Allowance
- Site Lighting Repairs
- Irrigation System Repairs
- Crack Fill / Seal Coat Some Roads
- Sign Refurbishments / Replace / Repairs
- Plumbing

OTHER PLANNED SITE REPAIRS

- Irrigation
- Half Court Bball Goal Replacement

(Continued)

BOARD OF DIRECTORS (CONT.)

OTHER IMPORTANT BOARD ITEMS

Property Damage from Errant Golf Balls – Recently some residents complained about damage to their homes caused by errant golf balls. We realize other residents probably have experienced similar issues. The Board understands that this is a major issue and has potential implications relating to property damage and personal injury. While the Board fully understands the Homeowner's concerns and has approached Stonewall Golf Club about the issue, the responsibility for damage solely belongs to the golfer as outlined in the Associations' Declarations. The article on page 16 addresses the issue in more detail.

Volunteer of the Year - We are pleased to announce that Rex Luzader, Chairman of the Community Safety and Visitor Access Committee was named the 2020 Volunteer of the Year. The Committee has been tracking data from the speed monitoring device and working with Prince William County Police to ensure that issues related to speed and obeying signs in the Community are enforced. Updates to the Gate Post Orders were completed and great strides have been made in Gate Attendant service due to efforts of the Committee in cooperation with Allied/SOS.

FIOS high speed internet installation - Starting December 2020, members of the Communications Committee will go door-to-door with forms for a Declaration Amendment allowing Verizon Fios High Speed Internet to be installed on the Western Peninsula of LM. Signing this form doesn't obligate any homeowner to obtain FIOS service, and there is no cost to any homeowner unless they specifically order the service from Verizon. Note: LM Eastern Peninsula already has FIOS, and its installation on the Western Peninsula isn't expected to directly impact them; however, their signature is still necessary.

See page 8 (Communications Committee Report) for a complete update on the plan to get Verizon internet added to the Western section of Lane Manassas.

Inspections and Covenants - There were over 575 annual comprehensive property inspections conducted this past spring/summer. While many homes were in compliance with no violations noted, some had multiple violations.

The condition of our homes protects all our property values. We are happy to report approximately 95% of the over 700 violations noted this past year have been addressed by residents. Your continued cooperation in adhering to our covenants will ensure our status as a Premier Community in Prince William County. As was done last year, the schedule for the 2021 annual comprehensive inspections will be sent to residents by blast email as well as published in the spring issue of *The Lake Manassas Connection*.

While the majority of violations are noted during annual inspections, other routine inspections are conducted throughout the year — some as the result of homeowners witnessing a violation and bringing it to the attention of our Management Staff. If there are issues you'd like to bring to the Association's attention, you can do so by filling out a "Complaint Form" and submitting it to the site staff so there is an official record of the complaint. The form can be found on page 9 of this news magazine as well as on the community website.

On a very positive note, we have seen that many residents, especially the new ones, have improved and updated their homes with painting, landscaping, and other exterior modifications. New residents should be aware that most exterior and landscaping modifications need to be approved by the Modifications and Construction Committee before starting any improvement projects. Read the Guidelines you were previously provided at closing or in your Lake Manassas welcome packet. If you are unsure of what to do, email the management office. See the article on page 14 from the MCC that addresses the overall process for submitting an application.

In Conclusion - At this time we would like to thank all of our Committees and Community Volunteers for their service and support. Please take some time to read the Committee's articles in this publication. Some of our Committees are in need of additional volunteers. If you are interested in joining a Committee or if you have questions about specific work of certain Committees, time commitments, etc. please contact our Community Site Office at concerns@lmroa.com.

Happy New Year and best wishes for hopefully a healthy 2021!

Sincerely,

Gary, Bob, Don, Shashi and Joe



LMROA 2020 ANNUAL MEETING & BOARD ELECTION



*Left to Right: Joe Greenlee, Director
Gary Border, President/PWC
Board Supervisor Jeanine Lawson
Don Minogue, Treasurer
Bob Hale, Vice President
(not pictured, Shashi Mehta, Secretary)*



While some LMROA members opted to attend the 2020 Annual Meeting virtually, others chose to attend in person while maintaining appropriate social distances.

The Annual Meeting and Election of the LMROA Board of Directors was held on September 23, 2020. Congratulations to returning Board members Joe Greenlee and Shashi Mehta who were re-elected to two-year terms.

The Board would like to thank Prince William County Supervisor Jeanine Lawson who was in attendance for a Q&A on several topics including the proposed Community Wireless Structures proposal to install a cell tower along route 29 near Lake Manassas. Supervisor Lawson will keep the board informed on any future hearing dates which we will forward to residents via blast email.

During the meeting Shashi Mehta, who is the Board Liaison to the Communications Committee, discussed bringing FIOS to the western side of the community and Board President Gary Border awarded Community Safety & Visitor Access Committee Chair, Rex Luzader with the 2020 Volunteer of the Year Award.

Thank you to those residents who were able to attend in person and by Zoom. Although initially we experienced some technical difficulties with the internet connection, ultimately we were able to hold a virtual session through Zoom; we apologize for any inconvenience this may have caused residents.



Board Secretary, Shashi Mehta discusses the possibility of bringing FIOS to the community



LMROA President, Gary Border conversing with Prince William County Supervisor, Jeanine Lawson



Volunteer of the Year: Rex Luzader



THE BUDGET PROCESS & EXPENDITURES

LMROA YEARLY BUDGET PROCESS

Some residents as well as committee members and chairmen may not be aware of the Associations budgeting process. Other members have experience with budgets in their current or prior work life and may be familiar with the process in general. This is an attempt to explain the LMROA process and how dollar requests for funds are reviewed and considered by the Board.

On or around March 1st budget preparation for the next fiscal year budget (which runs from July 1 – June 30) begins.

The first question is “what is the difference between Operating Expenses and Reserve Expenses?” The yearly Operating Budget has both fixed (contracted services such as landscaping, gate attendants, site management, trash removal, etc.,) as well as unstable expenses (such as utilities and snow removal). Snow plowing for example is forecasted for the year but is paid by the hour based on need.

Replacement Reserve Funds are specifically designated for the replacement of existing components. However, it isn't appropriate to use Reserve Funds for a new component that wasn't previously part of the Reserve Study. When a new component is added, it must be included in the Reserve Study for future maintenance.

It is important to note that if a new project is requested it may increase your monthly assessment. If, for example, you have a \$55,000 item a committee wishes to be considered, the cost is divided by the number of residents (approximately 550) which means the assessments will increase by \$100 per resident which is then divided and spread across 12 months.

The Board, its Committees and on occasion residents, have sound recommendations to improve and benefit the Community. The cost to make those improvements, however, may require funds that have not been budgeted. An option to fund a new project would be for the Board to consider a special assessment to the entire Community. The Board is very careful through its due diligence process to ensure any request for approval of a special project from any entity in the community is essential and benefits the residents in the community.

All of the Community's charters require three approaches to make a request for funds. If there is a minor occurrence or it affects very few residents the Board would be required to turn down the request as it is their fiduciary responsibility to evaluate all funding requests. The Board however, does listen, evaluates and considers each request and always must judiciously verify the necessity of what is being proposed. The one statement that the Board most often hears is “many residents” want a particular item, however, frequently it is only one or two residents who want the item. Understand that the Board will always consider the number of residents the new project impacts, assist, or benefits.

The yearly operating budget typically has a new project budget and/or a contingency budget -- primarily for overages of snow removal. Some years like this year due to the Corona Virus the Board decided not to raise HOA fees due to the economic climate and thus no funds were budgeted for new projects. Snow removal expenses alone can vary from \$30,000 per to year \$140,000 per year, however after the snow season is over if it has been a light snow season then some excess funds may be available that year.

- March 1 - Begin Drafting Budget
- April 15 - Draft Budget Review
- May 15 - Budget Approval
- June 1 - Mail Approved Budget To Membership
- June 15 - Mail Coupon Books To Membership

Reserve funds – this year the board put in \$357,500 to fund the Reserves. Anticipated Reserve expenditures are outlined in a Reserve Study that by law must be completed every five years. Typically, the Association updates the study every other year. The Reserve Study is a planning and budgeting tool that estimates when assets need to be replaced or repaired based on the expected life of the asset.

2021 Fiscal Year Budget \$1,506,545

2021 Reserve Contribution Budget \$357,500

2021 Operating Budget \$1,149,045

The yearly Operating Budget for each Fiscal Year is drafted by CMC Management. They look at trends on each General Ledger account as well as the account (actual expenses) history, add contract increases and forecast the expenses. A first draft is developed and circulated to the board and the Budget & Finance Committee. They revise it, make some recommended changes and suggestions; another draft is developed incorporating both input from the Budget & Finance Committee as well as Board of Directors. A final budget is then approved, and a copy mailed to all residents. Realize that if new projects are not included in the fiscal year budget then they will have to wait until next year.

Sending an email to concerns@lmroa.com is the best way for residents to express their views or suggestions for new projects. Committees can express their proposals through their board liaison, emails to the board or in their required meeting minutes.



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MANAGEMENT REPORT



By Michelle Wingo
Community Manager



Karen Jackson
Assistant Manager/
Covenants Administrator

*Hope smiles from the threshold
of the year to come, whispering,
'It will be happier.'
~ Alfred Lord Tennyson*

Happy Holidays and New Year!

Although many of us will or did celebrate the holidays a little differently this year due to Covid, one thing that remains the same are the cheerful holiday displays we see annually from Lake Manassas residents. So many of your neighbors really outdid themselves this year with lights and other seasonal décor (these photos are showcased on pages 18 and 19 of this magazine).

Please remember that holiday lights and seasonal decorations specific to this time of year should be removed by the end of January.

As we head into the winter months we'd like to remind you that the Association's policy on snow removal remains the same as in years' past with Brothers Paving having been contracted with to begin clearing when snow reaches two inches in depth. As a reminder, you are responsible for shoveling the sidewalk in front of your home (please do not use salt on driveway aprons or sidewalks which damages the concrete). Additional snow removal information can be found on page 10 in this publication as well as on the community website by going to www.lmroa.com then to the *Announcements* page.

The holiday season seems to come and go by faster and faster every year and before you know it spring is here. During the winter months the site staff gears up for Annual Comprehensive Covenants Inspections, which typically begin in mid-March (weather depending). For your information the inspection checklist used for these inspections is alongside the Covenants Committee article on page 8. Before inspections are begun, we will publish a month-by-month schedule and send to residents via blast email.

Whether in person or virtual, I hope you were able to enjoy and celebrate the season with your family and friends -- and in some cases with "man's best friend" -- hey, they're family too! Thank you to those who submitted photos of their four-legged family members for our new "Annual Pet Issue" of *The Lake Manassas Connection*. Please enjoy the photo collage on page 24.

Here's to a healthy ("**it will be happier**") New Year for all in 2021!

Michelle and Karen

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 – Two new stores have opened in the Shoppes since the Fall Issue of *The Connection* – Woodhouse Day Spa is operational and Old Navy's doors have been open since before Thanksgiving. Negotiations are on-going to add two more stores in the two vacant store fronts by early spring

PEDESTRIAN CROSS-WALK AT STONEWALL GATE – In addition to the striped pedestrian cross-walk at Stonewall Gate two new pedestrian crossing signs have been installed.

CELL-TOWER - The Prince William Planning Board has again postponed the appearance of Community Wireless Structures (CWS) before the Board. There has not been a new date for established for their appearance on the Board's calendar.

ADDITIONAL CAMERAS AT BALTUSROL GATE – The installation of additional cameras at Baltusrol Gate has been delayed pending a final review of LMA Reserve Study. Funds to install the new camera will come from the reserve funds and LMA wants to ensure funds are available to support the installation.

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

BUDGET & FINANCE



Harry Horning, Chair

The Committee meets regularly and is need of volunteers. If you are interested please send an email to concerns@lmroa.com.

COMMUNICATIONS FIOS HIGH SPEED INTERNET INSTALLATION

Starting December 2020, members of the Communications Committee will go door-to-door with forms for a Declaration Amendment allowing Verizon Fios High Speed Internet to be installed on the Western Peninsula of LM. Signing this form doesn't obligate any homeowner to obtain FIOS service, and there is no cost to any homeowner unless they specifically order the service from Verizon. Note: LM Eastern Peninsula already has FIOS, and its installation on the Western Peninsula will not impact them; however, their signature is still necessary.

In addition, the LM Board has passed a resolution stating that —> The "Declaration Amendment" in support of access to easements in support of FIOS installation is LIMITED to Verizon FIOS works ONLY. Any future work by Infrastructure Providers outside of FIOS installation related works is NOT supported by the current Declaration Amendment.

Thank you in advance for supporting this effort to help all Lake Manassas residents have faster options for internet service, and increasing competition to potentially lower costs to homeowners.

Regards,
Your Communications Team

COVENANTS



Ron Allen, Chair

The Lake Manassas Residential Owners Association's (LMROA) design guidelines, use restrictions and property maintenance standards (rules and regulations) form the essential part of making the Lake Manassas Community experience good for all homeowners. Ultimately, the goal is to have a trouble-

free and smooth living environment that works to preserve the value of the properties in the community; and with everyone's combined help, that becomes a more realistic goal.

When a property in the Lake Manassas Community is purchased, the homeowners automatically become members of the LMROA; and with membership comes the responsibility to abide by the rules and regulations that the community has put in place.

When homeowners do not abide by the rules and regulations, the LMROA must enforce them. The LMROA's primary enforcement option is to give a homeowner a penalty-free opportunity to correct violations within a specific time period. If the homeowner fails to correct the violations, the violations are sent to the Covenants Committee to determine if a monetary penalty should be assessed. Penalties can also include suspension of voting rights and access to Community property (pool, tennis and basketball courts, etc.); in extreme cases, legal action may be initiated to gain compliance.

For Lake Manassas homeowners to live in a premier community, we all have to pull together to obey and enforce the rules and regulations. When you give it some thought, you understand the rewards of living in a premier community. We are fortunate to have a strong on-site management team and an experienced elected Board of Directors, who have the Community's best interests at heart.

Stay safe during these trying times,

The Covenants Committee

(continued)

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LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION RULES VIOLATION COMPLAINT FORM

Today's Date: _____

1. Name of person(s) violating rules: _____
2. Address of person(s) violating rules: _____
3. To the best of your knowledge, are the person(s) names above ☐ tenants or ☐ owners? _____
4. Describe in detail how and where the rules were violated. Include as much detail as possible, including what rules you believe were violated (use reverse side if additional space is needed):

5. When did the violation(s) occur? Date: _____ Time: _____
6. Have you personally requested the owner or tenant to cease the rules violation? ☐ Yes ☐ No
7. If you answered "yes" to the above, by what means did you make such request to the owner or tenant?
☐ Verbally ☐ Written Request ☐ Other _____ When? _____
8. Name, address and email address of person(s) making this complaint: _____

**You may submit this form to Management Staff by email at concerns@lmroa.com,
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COVENANTS (CONTINUED)

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:

1. 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 on this page.
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.

Lake Manassas Covenants Inspection Checklist									
Address		Name		Inspector		Date			
Inspection Type		Property Type		Townhome		Single Family		Backlot golf course	
Notes & approved modifications from previous inspections:									
<input type="checkbox"/> Mailbox/post	<input type="checkbox"/> SOX	<input type="checkbox"/> Age/dirty	<input type="checkbox"/> Wiring color	<input type="checkbox"/> Faded	<input type="checkbox"/> Damaged/denial	<input type="checkbox"/> POOT	<input type="checkbox"/> Age/dirty	<input type="checkbox"/> Paint chipping	<input type="checkbox"/> Damaged/denial
<input type="checkbox"/> House numbers	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged/denial	<input type="checkbox"/> Right						
<input type="checkbox"/> Garage doors	<input type="checkbox"/> Damaged/denial	<input type="checkbox"/> Right							
<input type="checkbox"/> Driveway	<input type="checkbox"/> Cracked/damaged	<input type="checkbox"/> Dirty							
<input type="checkbox"/> Parking	<input type="checkbox"/> In trees	<input type="checkbox"/> Over sidewalk	<input type="checkbox"/> Damaged/denial/vehicle/trailer/hot not garaged	<input type="checkbox"/> Recreational vehicle in driveway					
<input type="checkbox"/> Trash cans	<input type="checkbox"/> Stored in public view								
<input type="checkbox"/> Mailbox	<input type="checkbox"/> Placed in street/sidewalk/curb area	<input type="checkbox"/> Damaged/denial							
<input type="checkbox"/> Fenceline	<input type="checkbox"/> Stored in public view	<input type="checkbox"/> Stored on deck/patio							
<input type="checkbox"/> Exterior lighting	<input type="checkbox"/> Damaged/denial	<input type="checkbox"/> Paint chipping	<input type="checkbox"/> Rust						
<input type="checkbox"/> Deck	<input type="checkbox"/> Unapproved	<input type="checkbox"/> Damaged/denial	<input type="checkbox"/> Dirty	<input type="checkbox"/> Paint chipping					
<input type="checkbox"/> Patio	<input type="checkbox"/> Unapproved	<input type="checkbox"/> Damaged/denial	<input type="checkbox"/> Dirty	<input type="checkbox"/> Weeds					
<input type="checkbox"/> Fence	<input type="checkbox"/> Unapproved	<input type="checkbox"/> Damaged/denial	<input type="checkbox"/> Dirty	<input type="checkbox"/> Weeds					
<input type="checkbox"/> Pool/hot tub	<input type="checkbox"/> Unapproved	<input type="checkbox"/> Damaged/denial	<input type="checkbox"/> Dirty	<input type="checkbox"/> Weeds					
<input type="checkbox"/> Pool/hot tub feature	<input type="checkbox"/> Unapproved	<input type="checkbox"/> Damaged/denial	<input type="checkbox"/> Dirty	<input type="checkbox"/> Weeds					
<input type="checkbox"/> Vegetable garden	<input type="checkbox"/> Unapproved	<input type="checkbox"/> Weeds	<input type="checkbox"/> Cracked	<input type="checkbox"/> In view October - March					
<input type="checkbox"/> Play equipment	<input type="checkbox"/> Unapproved	<input type="checkbox"/> Damaged/denial	<input type="checkbox"/> Dirty	<input type="checkbox"/> Paint chipping	<input type="checkbox"/> In view of golf course				
<input type="checkbox"/> Wellhead	<input type="checkbox"/> Unapproved	<input type="checkbox"/> Cracked/denial							
<input type="checkbox"/> Solar panels	<input type="checkbox"/> Unapproved	<input type="checkbox"/> Damaged/denial	<input type="checkbox"/> Dirty	<input type="checkbox"/> Exposed wiring					
<input type="checkbox"/> Large decorative items	<input type="checkbox"/> Unapproved	<input type="checkbox"/> Damaged/denial	<input type="checkbox"/> Dirty						

	Front	Rear	Side	Left
<input type="checkbox"/> Satellite dish	<input type="checkbox"/> Roof	<input type="checkbox"/> Wall	<input type="checkbox"/> Post	<input type="checkbox"/> Damaged
<input type="checkbox"/> Roof shingles	<input type="checkbox"/> Missing/damaged	<input type="checkbox"/> Mismatched	<input type="checkbox"/> Missing/damaged	<input type="checkbox"/> Mismatched
<input type="checkbox"/> Roof trim	<input type="checkbox"/> Missing/damaged	<input type="checkbox"/> Paint	<input type="checkbox"/> Missing/damaged	<input type="checkbox"/> Paint
<input type="checkbox"/> Gutters & downspouts	<input type="checkbox"/> Missing/damaged	<input type="checkbox"/> Paint	<input type="checkbox"/> Missing/damaged	<input type="checkbox"/> Paint
<input type="checkbox"/> Shutters	<input type="checkbox"/> Missing/damaged	<input type="checkbox"/> Paint	<input type="checkbox"/> Missing/damaged	<input type="checkbox"/> Paint
<input type="checkbox"/> Window & trim	<input type="checkbox"/> Missing/damaged	<input type="checkbox"/> Paint	<input type="checkbox"/> Missing/damaged	<input type="checkbox"/> Paint
<input type="checkbox"/> Window panes/screens	<input type="checkbox"/> Broken	<input type="checkbox"/> Missing	<input type="checkbox"/> Torn	<input type="checkbox"/> Broken
<input type="checkbox"/> Window mullions	<input type="checkbox"/> Missing	<input type="checkbox"/> Broken	<input type="checkbox"/> Missing	<input type="checkbox"/> Broken
<input type="checkbox"/> Door & trim	<input type="checkbox"/> Missing/damaged	<input type="checkbox"/> Paint	<input type="checkbox"/> Missing/damaged	<input type="checkbox"/> Paint
<input type="checkbox"/> Door panes/screens	<input type="checkbox"/> Broken	<input type="checkbox"/> Torn	<input type="checkbox"/> Broken	<input type="checkbox"/> Torn
<input type="checkbox"/> Siding	<input type="checkbox"/> Algae/dirt	<input type="checkbox"/> Paint	<input type="checkbox"/> Damaged	<input type="checkbox"/> Algae/dirt
<input type="checkbox"/> Foundation	<input type="checkbox"/> Cracked/damaged	<input type="checkbox"/> Dirty	<input type="checkbox"/> Cracked/damaged	<input type="checkbox"/> Dirty
<input type="checkbox"/> Steps and landings	<input type="checkbox"/> Cracked/damaged	<input type="checkbox"/> Dirty	<input type="checkbox"/> Cracked/damaged	<input type="checkbox"/> Dirty
<input type="checkbox"/> Lawn Maintenance	<input type="checkbox"/> Mow	<input type="checkbox"/> Prune	<input type="checkbox"/> Mulch	<input type="checkbox"/> Mow
	<input type="checkbox"/> Dead	<input type="checkbox"/> Grass	<input type="checkbox"/> Trees/shrubs	<input type="checkbox"/> Dead
	<input type="checkbox"/> Weeds	<input type="checkbox"/> Grass	<input type="checkbox"/> Flower beds	<input type="checkbox"/> Weeds
	<input type="checkbox"/> Debris/litter	<input type="checkbox"/> Debris/litter	<input type="checkbox"/> Debris/litter	<input type="checkbox"/> Debris/litter

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The market is HOT! Here's a few of the homes we've SOLD this year...



SOLD on Amsterdam



SOLD on Arcadian Shore



SOLD on Spyglass Hill



SOLD on Link Hills



SOLD on Roxborough



SOLD on Windy Hollow

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COMMUNITY SAFETY & VISITOR ACCESS



Rex Luzader, Chair

SPEED LIMIT AND STOP SIGNS - Residents are required to obey the 25-mph speed limit in the Community and STOP at all stop signs. Recently there was a serious accident on Spyglass Hill Loop near the Overlook when a driver struck a parked car. Fortunately, there were no life-threatening injuries but there was serious vehicle and property damage. We will continue to address violators in the Community and will continue to increase police patrols to monitor speed and to ensure that drivers are obeying STOP signs. Citations have been and will continue to be issued to violators. Drivers exceeding the speed limit by 20 mph could receive a reckless driving citation.

BICYCLISTS – The entrance and exits to the Community which have barrier arms are not to be used by bicyclists. There is insufficient room between the curb and the end of the barrier arm to allow safe passage. Furthermore, it is not permitted to use an RFID tag to raise the barrier arms. The barrier arm may go down before you pass through which could result in being struck by the gate arm. Remember if bicyclists attempt to use their RFID Tag to open the gate or "scoot" by the barrier arm next to the curb and the gate is damaged the damage will be the bicyclist's responsibility. Security cameras are recording violators and any barrier arm damage the person identified will receive notice of payment for the cost to repair a barrier arm that could exceed \$1000.00.

GATE KEY PLUS - Coming soon – Gate Key software will be upgraded on January 1, 2021. More details will be sent out by blast email and postcard before the upgrade takes place. The upgrade will be virtually seamless and can be more user-friendly with the use of the mobile app. Details are forthcoming.

CSVAC ACTIONS - The following activities were completed since the last report:

- Post Orders were updated thanks to efforts of Gary Seyster and Michelle Wingo.
- The gate attendant performance audits were updated thanks to Gary Seyster and shared with Allied. We will resume the audits in the near future.
- Recommended to the Board installation of a 10 foot high fence around the entire perimeter of the basketball courts and installation of a gate similar to the one at the pool to obtain access using the same electronic entry pass.
- Recommended additional surveillance cameras at the Baltusrol and Amsterdam gates and the Swim & Tennis Center.
- Continued to monitor speeds within the Community using the speed radar sign – thanks to Bob Glista and Karen Jackson for their efforts.
- Began investigating the installation of additional street lamps to the Eastern half of Spyglass Hill Loop and Roxborough Loop (none exist in those areas now).
- Planned activities include:
 - o Evaluation of additional measures to control speed on the Eastern half of Spyglass Hill Loop in the Overlook area.
 - o Distribution of the 2021 vehicle decals. Details will be sent out by blast email soon.

COMMITTEE MEMBER - Rich Marianos has joined the Committee. Volunteers are always welcome. Please contact Michelle Wingo if you are interested in volunteering at info@lmroa.com.

LAKE MANASSAS GATEKEY UPGRADE

IMPORTANT INFORMATION - Effective January 1, 2021

An automatic universal upgrade of the visitor access control system (GateKey), to GateKey Plus, will take place on January 1st, 2021. Important Points:

- Residents
 - o There is no effort required by a resident to effect the change. No change to login.
 - o Username and passwords will not change.
 - o All resident and guest information contained in the current GateKey system will merge into the GateKey Plus system automatically. Please review the information that is transferred to be sure it is accurate and current.
 - o You will be automatically transferred to the new GateKey Plus website on your initial access to the old system, GateKey.
- GateKey Plus Website
 - o More user-friendly website.
 - o Short training videos covering the functions of the new system are on the home page. Please take a few minutes to review the videos to learn about the new system.
- GateKey Plus Benefits
 - o Residents can now register guests by cell phone.
 - o Residents will have the option (not required) to send digital passes to your guest's cellphone via email to speed-up entry and minimize personal contact with the Gate Attendant. See the video on the home page to learn how.

Once GateKey Plus has been activated residents should email the Community Site Office at gatekey@lmroa.com with any issues, questions or concerns about the new system.

Lake Manassas Roa Board, Committee Member & Employee Roster

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Don Minogue, Treasurer
Shashi Mehta, Secretary
Joe Greenlee, Director

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Community Manager: Michelle Wingo
Assistant Manager/Covenants Administrator: Karen Jackson

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Barbara Bassett
Kathy Cumber
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MODIFICATIONS & CONSTRUCTION

Exterior Changes and Modifications

Whether you are planning some minor exterior revisions to your existing color scheme or landscape (including tree removals) or a more substantial project (such as installing a fence, deck, patio or swimming pool), all exterior changes at/on your property require approval of the Modifications and Construction Committee (MCC) in advance of making any changes.

What is the MCC?

The Modifications and Construction Committee – “MCC” is a group of resident volunteers who, along with the assistance of a consultant, have the primary role in reviewing exterior modification applications submitted by homeowners. The committee meets monthly to review these applications and performs final inspections for completed projects to ensure that projects conform to the community guidelines and are completed in accordance with the plans submitted and approved.

First Steps

When planning a project please look over the specifications for that project type in the *Lake Manassas Design Guidelines and Handbook*. The Handbook contains information on specific projects and lists the requirements for the project as well as the information that must be submitted with the application. The Handbook can be found on the community website or a hard copy can be obtained by sending an email request to concerns@lmroa.com.

Before you begin making any changes to your property you should fill out and submit an application to the MCC. Please read the application and fill it out completely -- providing all information and documents on the application checklist. The application can also be found on the community website on the “Forms” page at www.lmroa.com.

Items Required

Along with the application, you should submit one copy of full-size plans (for large scale projects), color or product samples or brochures as well as a house location survey (plat). Neighbor acknowledgment signatures must also be included from the homeowners most impacted by the change. Neighbor signatures indicate your neighbor is aware of the project; neighboring residents do not have approval authority over a project, however, by making them aware of your plans they are provided with the opportunity to express any questions or concerns they may have about the project to you and the MCC.

Incomplete Applications

Oftentimes owners submit paperwork that is incomplete. When incomplete applications are received, the MCC will return without approval and will not review again until all items are provided/completed. To ensure your application is reviewed and approved in time for your contractor begin work, please be sure to submit all required materials when you initially submit your application.

Diane Boyle, Chair



Additional Items

The deadline to submit your application is one week in advance of the MCC meeting. This allows the committee the necessary time to thoroughly review your application. From time to time the committee will ask for additional items to be provided as a result of this “pre-review.” That additional information must be received by the meeting date in order for the committee to complete their review and render a decision at the meeting.

Denied Applications

The MCC has the authority to approve applications that meet the requirements outlined in the Design Guidelines Standards. If your application is denied because you do not meet those requirements, you may wish to appeal the MCC's decision to the Board of Directors. Information on how to submit your appeal is provided in writing within one week of a denial by the MCC.

Resale Requirements & Unapproved Changes

If you are in the process of selling your home resale documents must be provided by you to potential home buyers. Upon ordering resale documents a resale inspection will be performed at your property. The result of that inspection is provided to potential buyers to show that all exterior modifications have been approved and your property conforms to the Covenants and Design Guidelines. Changes made without an approved application could potentially result in a delay in the sale of your home. You will also be in violation of the Covenants which will be addressed accordingly by the Covenants Committee through the due process for violations.

Checklist

Remember, all projects are not the same. Please look over the application and review the application checklist to be sure you are submitting all required information and plans so that there is no delay in review and approval of your application.

Meetings

Meetings are held by in person and by Zoom, typically on the second Monday of the month at 5 p.m. All residents/applicants are welcome and encouraged to attend in some fashion. If you wish to meet with the committee in person you may do so since the committee physically meets at the Stonewall Golf Club. If you attend in person you will be required to wear a mask and follow protocols for preventing the spread of Covid-19.

From time to time meeting dates change in order to achieve a quorum of committee members so that the official meeting can be held. It is best to check the online calendar or call the site office to confirm meeting dates in advance.

If you have any questions about the application process or specific questions relating to a project you are planning in the future, please contact the site office or feel free to attend an upcoming MCC meeting to discuss your project in advance of submitting an application.

SWIM & TENNIS

The Swim and Tennis Committee will be working with Virginia Pools over the winter to discuss pool opening plans for summer 2021 -- keep in mind that some Covid restrictions may still be in place by the State. Overall, the summer 2020 pool season -- although delayed and with some restrictions -- went well and barring any new or reversal to various phases of restrictions put in place by the Governor, we anticipate opening on time next summer.

Facility Improvements

The Swim and Tennis Committee is still recommending renovations to the Men's and Women's restrooms at the pool facility and is working with our Board Liaison on plans and a budget. It is our hope that renovations can begin over the winter and we will be in discussions with a contractor regarding suggested renovations and a timeframe for completion. We will keep you posted on the plans and progress through blast emails, the community website and in the spring issue of *The Lake Manassas Connection*.

Updated signs including court numbers, rules for facility use (including daily hours, alcohol and guest use restrictions) will be coming soon. The committee will discuss the rules and language for new signs and make a recommendation to the Board. Rules will then be posted to the community website, sent by blast email to residents and posted in all future issues of *The Lake Manassas Connection*.

Tennis and Basketball courts are available for use throughout the year depending on weather. It is best to check the community website (www.lmroa.com *Announcements*) for information on any court closures and availability.

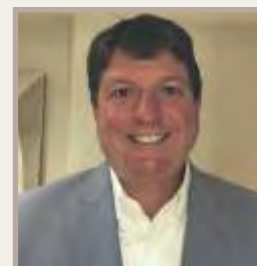
We are glad that residents are enjoying using the courts. Over the last several months the courts seem to have become more and more popular. There have, however, been some complaints primarily about noise and trash left behind on the basketball courts.

Please be sure to *keep music appropriate and volume low* so as not to disturb neighbors or others -- including small children -- using the courts and tot lot.

Trash on the courts -- especially the basketball courts has been an ongoing issue throughout the spring and summer. An additional trash receptacle was placed on the basketball courts this past summer; however, there still are some who continue to litter the courts. Please be sure you, your family members and guests dispose of trash appropriately. The Association does not have onsite maintenance staff therefore each time the courts need to be cleaned it results in an expense to the Association and its members.

Lake Manassas residents enjoy some of the finest tennis and basketball courts in the county and we all need to do our part to keep them that way. It is expected that anyone using the courts will obey the Noise Ordinance, Litter Laws and all laws the County has in effect. As a warning, know that off duty Prince William County

John Short, Chair



Police Officers regularly patrol the community including the Swim and Tennis Center facilities and will enforce all laws and ordinances appropriately.

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

Sincerely,

John, Bev, Grete and John

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GOLF COURSE ISSUES

The Association has received numerous complaints from residents about errant golf balls causing damage to houses such as broken windows/doors and damage to HardiePlank siding and stucco.

The purpose of this article is to make all residents aware of the issues, what the Association has done to convey this information to the management at Stonewall Golf Club, and to advise the residents that Stonewall has made some adjustments on certain holes to try to reduce damage.

By way of background, when residents purchase their homes in Lake Manassas, they were provided a copy of the LMA and LMROA Declaration which spells out in detail what the restrictions/rules are in the LMROA.

You were given up to three days to reject or accept the Declaration/Rules. If after reading the documents, you found you could not accept them then your contract/offer would be cancelled, and the contract would become void and any earnest money would be returned to you. If you did nothing during that three-day period, you then accepted the conditions of the HOA documents and agreed to abide by the rules/restrictions in those documents. Because the Declaration is recorded in the Prince William County Land Records, even if you have never read the document, you are legally deemed to be knowledgeable and subject to its provisions. It is always recommended that residents take the time to read the documents and rules to understand their rights and responsibilities.

In the LMA/LMROA documents it specifically states that there is a golf ball easement. It says in effect that golfers are responsible for any damage or injuries that they cause. It also states that the golf course is not responsible for any damages caused by errant golf balls, and that golfers are allowed to enter onto your property to retrieve their errant shots—anywhere on the exterior of your



residence. This notification is also posted in every golf cart as well as on a sign on the First Tee. Your recourse is if you can identify the golfer that has caused the damage, is to pursue the claim with that golfer. Unfortunately, a minimal number of golfers take responsibility for damage. If you can identify the golfer by the time and cart number, the golf course may be able to assist you in identifying the golfer and you can attempt to resolve this with the golfers.

In one instance a resident on hole #3 tracked down the golfer, went to court and was awarded the judgement. The Association's legal counsel has addressed this situation where residents have tried to hold the Association responsible, but courts have generally held that if you choose to purchase a residence in a golf course community you accepted the risk

and have essentially waived any claim against the golf course, as the responsibility is with the golfer. We acknowledge that rarely do golfers freely identify themselves, but that will not legally shift the liability to Stonewall or the Association.

As shown in the photo above, this is the language posted in every golf cart, at the sign on the first tee, and in the LMROA HOA documents you received.

Know that the members of the Board have personally met with and communicated with Stonewall Golf Course management about the concerns of some residents. Stonewall is aware of these issues and we have asked them for a list of any actions they may have taken to try to improve their situation. Please remember, the Association does not have any legal relationship or control over Stonewall, and does not have legal standing to compel Stonewall to take any specific actions or undertakings.

We hope this clarifies the situation, and encourage all residents to read the Association's governing documents.



Declaration of Covenants, Conditions & Restrictions For Lake Manassas Residential Owners Association

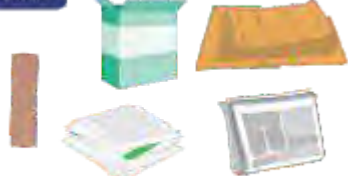
Article XIX, General Provisions/Section 7; Easement for Golf Balls: "Every Residential Unit and the Common Area are burdened with an easement permitting golf balls unintentionally to come upon the Common Area, Residential Units or common property immediately adjacent to the golf course and for golfers at reasonable times and in a reasonable manner to come upon the Common Area the exterior portions of a Residential Unit to retrieve errant golf balls. The existence of this easement shall not relieve golfers of liability for damage caused by errant golf balls."



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~Winston Churchill



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LAKE MANASSAS
LIGHTS UP FOR
THE HOLIDAYS

Thanks to Michelle Wingo capturing the community spirit!



Stonewall
Golf Club
AT LAKE MANASSAS

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 2021 hours for the Brass Cannon are a continuation of our "winter hours", with a few add-ons:

Sundays	10:00am – 4:00pm	<i>ala carte Brunch Specials 10am-2pm</i>
Mondays	Restaurant CLOSED	<i>Hours added as golf traffic demands</i>
Tuesdays	11:00am – 8:00pm	<i>Come for Taco Tuesday!</i>
Wednesdays	11:00am – 9:00pm	<i>Wine & Whiskey Wednesday specials!</i>
Thursdays	11:00am – 9:00pm	
Fridays	11:00am – 9:00pm	
Saturdays	10:00am – 9:00pm (New)	<i>ala carte Brunch Specials 10am-2pm</i>

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

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

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

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 spent! 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 Sarah Puckett, spuckett@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!

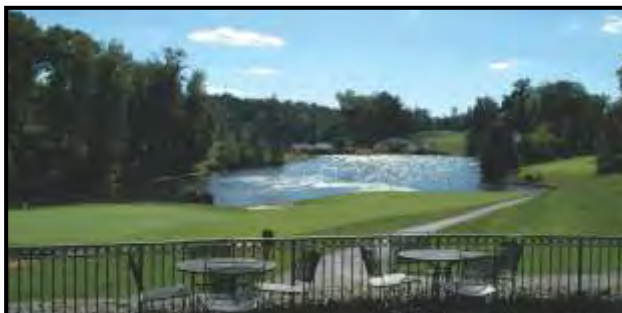
We look forward to seeing you soon!

Stonewall
Golf Club
AT LAKE MANASSAS

Your Event Our Setting



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Men's Senior Golf League

TOP PUBLIC COURSES YOU CAN PLAY: Golf Magazine



The Stonewall Golf Club's Men's Senior Golf League concluded its Fall Season and another successful year culminating with its Annual Awards Luncheon on October 28, 2020. The Fall Season Award Winners were recognized after a scrumptious BBQ Rib Luncheon.



LOWEST ROUND

<u>FIRST FLIGHT</u>	<u>SECOND FLIGHT</u>	<u>THIRD FLIGHT</u>	<u>FOURTH FLIGHT</u>
Ron Bochette	Bob Martin	Bob Bennington	Pete Sowa

SPECIAL RECOGNITION - EAGLES

Ron Bochette

MOST BIRDIES

<u>FIRST FLIGHT</u>	<u>SECOND FLIGHT</u>	<u>THIRD FLIGHT</u>	<u>FOURTH FLIGHT</u>
Ron Bochette	Steve Golis	Bob Bennington	M. Luecke/H. Norris

SEASON'S LOWEST SCORING AVERAGE

<u>FIRST FLIGHT</u>	<u>SECOND FLIGHT</u>	<u>THIRD FLIGHT</u>	<u>FOURTH FLIGHT</u>
Sam Bailey	Steve Golis	Bob Bennington	Pete Sowa

MOST IMPROVED GOLFER

<u>FIRST FLIGHT</u>	<u>SECOND FLIGHT</u>	<u>THIRD FLIGHT</u>	<u>FOURTH FLIGHT</u>
Sam Johnson	Dick Markle	Art Gose	Mike Luecke

FEDEX CUP POINTS AWARD

<u>FIRST FLIGHT</u>	<u>SECOND FLIGHT</u>	<u>THIRD FLIGHT</u>	<u>FOURTH FLIGHT</u>
Bill Kuhlmann	Steve Golis	Jim White	Mike Luecke

The League culminated its play with its traditional The Rowe Cup. This year Dick Markle's Magic Team defeated Dick Knodt's Badger Team 19 ½ to 15 ½ in a hard fought victory. Markle's Team included Chung Bae, Bob Bennington, Ron Bochette, Spencer Brown, Doug Cary, Gene Deveaux, Greg Ellwood, Brian Gallagher, Steve Golis, Scott Kim, TS Park, Pete Sowa, and Bill Tessier. The Team Score was close through the first three events, the Fourball (Best Ball), Foursome (Alternate Shot) and Scramble matches. However, in the end Markle's Magic prevailed in the individual match competition and secured enough points to take home The Cup! Congratulations to the Magic Team!



One major highlight in The Rowe Cup competition was Rex Luzader's Hole-in-One on Hole #17 during the individual match play event. Congratulations!

Earlier in the season Brian Gallagher defeated Dave Gilman in the Match Play Championship and was awarded The Errol Unikel Match Play Champion's Trophy. Walt Phillips defeated Pete Sowa in the Consolation Match. Congratulations Brian and Walt!

The League is planning a 7th Season which will begin in April 2021 and encourages interested golfers 55 years of age and older to join. The League's golfers not only have a good time but have the opportunity to play golf on a regular basis and on occasion engage in some spirited competition against their comrades. If you are interested contact Joe Greenlee at armygreen@comcast.net for more information or wait until next March and look for the application in the Stonewall Golf Club Pro Shop.

Members of the Men's Senior Golf League thank the Stonewall Golf Club Pro Shop Staff and the Course Superintendent, Ed Long and the Course Maintenance Crew for their consistent outstanding support to the League! Thank you!

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Harry is a resident of Lake Manassas

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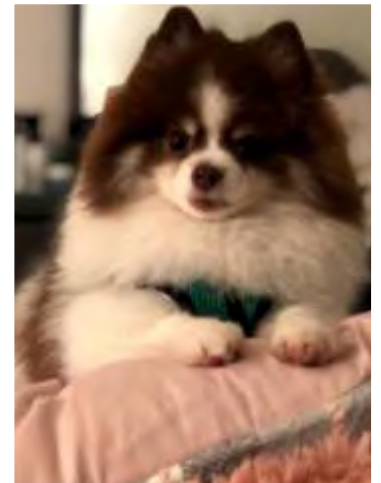
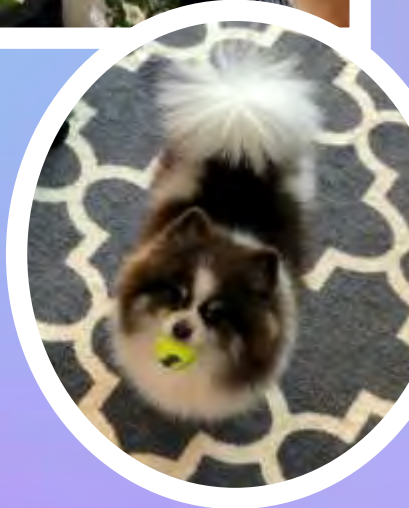


Cooper is a Black Mouth Cur and was adopted from the Fairfax county animal shelter in 2014.



Jenny, is a boxer mix was discovered when they cleared the shelters after hurricane Irma in Florida.

Their new loved ones are Jennifer, Jerry & Emma Hinterlang of Spyglass Hill Loop.



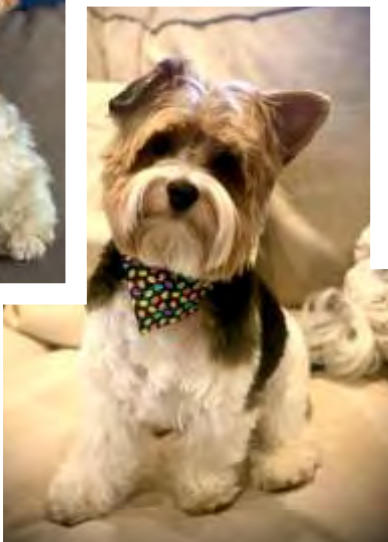
Sir Bean the Kitty of Pedigree Court. All the children on the street think he's a cat!!!

Happy New Year 2021

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Boo Bravo



Reese whos family is Lisa & Jeremy Durst, Bryce and Beckett who live on Snead Loop



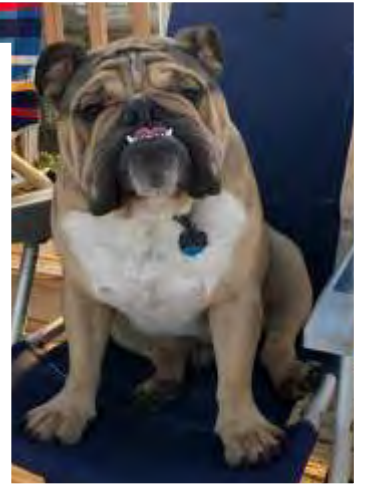
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15934 Spyglass Hill Loop	\$ 849,000	4	2003
8167 Snead Loop	\$ 765,000	8	2004
8100 Amsterdam Court	\$ 717,000	5	2000
8190 Snead Loop	\$ 750,000	40	2005
8055 Arcadian Shore Court	\$ 605,100	9	1996
15763 Spyglass Hill Loop	\$ 865,000	42	2005

CURRENT LISTING & PROPERTIES UNDER CONTRACT

ADDRESS	LIST PRICE	YEAR BUILT
8022 Turtle Creek Circle	\$ 788,000	2020
8024 Turtle Creek Circle	\$ 819,000	2020
7946 Valderrama Court	\$2,100,000	2007

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"



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Porch Pirates ~ How To Avoid Package Theft

*More on line shopping means more packages,
and that could mean more package theft.*

Even before Covid-19 changed our lives and forced us to shelter-in-place and work remotely from home, online shopping was experiencing massive growth and now more than ever people are expecting goods delivered directly to their door. Just between April and May of 2020, Americans spent more than they did in the entire 2019 holiday season. More of us have started relying on online shopping to avoid crowds, and stores are offering contactless delivery. More orders mean more packages delivered and that creates a lot more opportunities for porch pirates to steal our packages. "Porch pirates", the colloquial name for these thieves who steal packages from people's doorsteps, are becoming an infuriating trend in neighborhoods around the country. According to research from Security.org, close to 40% of people have been the victims of porch pirates.

Though Lake Manassas is a safe community we should all take precautions. Following are a few suggestions you might want to consider. These solutions were developed to insure your package makes it off the porch and into your home.

- **Install a Video Doorbell** - A video doorbell detects motion at your front door and lets you speak directly to the visitor. Most thieves will be stopped cold if they suddenly hear someone say, "I'm watching you!" You can also pay a service fee to have incidents on your porch recorded.

- **Ask a Neighbor** - One of the benefits of living in a gated community is that you know many of the people in your community. Why not use this to your advantage when it comes to having your packages delivered? If a package might arrive while you are out of the house, ask a neighbor to keep a lookout and grab your package once they see it. This gives porch pirates little time to steal your goods.

- **Send to Your Workplace** - So long as your boss is okay with it, sending your packages to your workplace is an easy way to keep porch pirates at bay. At most businesses, someone has to receive packages, so your delivery will be safe in a colleague's hands.

- **Get a Lockbox** - Several companies have developed parcel lockboxes for front porches. Some work manually, while others employ mobile apps that connect with the shipping barcode. Lockboxes will deter any thief who is eyeing your porch.

- **Require a Signature** - Perhaps one of the surest ways to avoid package theft is to require a signature for delivery. This can be a bit of a pain, but if you've had valuable shipments stolen before, you'll probably be willing to go the extra mile.



- **Buy a Package Guard** - A Package Guard is a nifty device with a weight-sensitive stand on which delivery drivers place your packages. Should a thief try to swipe your box, the Package Guard sounds a very loud alarm. Chances are the porch pirate will drop your package and run.

- **Set up Tracking Notifications** - Knowing exactly when your delivery has arrived can help you get it into your home, quickly. FedEx and UPS give you tracking numbers that allow you to check the status of your packages online. Amazon sends you text alerts when your package is out for delivery and when it has arrived. Tracking is included with every shipped USPS package, except commercial Standard Mail packages (but you can add tracking for a fee).

As we shared, Lake Manassas is a safe community but as long as you're shipping products to your door, there's a chance your package will be a target. Use these strategies to deter package theft and finally get rid of porch pirates for good.



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Recycle YOUR CHRISTMAS TREE

How to Recycle Your Christmas Tree After the Holidays



Important: Never burn your Christmas tree in a fire-place or wood stove. Pines, firs and other evergreens have a high content of flammable turpentine oils. Burning the tree may contribute to creosote buildup and risk a chimney fire.

Will you have a live Christmas tree this year and wonder what to do with it after the season: recycle it! Don't throw your natural tree away! Recycling services put your old Christmas tree to new life as a wildlife sanctuary, on a sand dune to protect the beach, chipped for mulch or as a bird feeder.

Each year, Prince William County allows curbside waste collection service providers to bring the trees they collect to the landfill for free recycling, but many of the trees that arrive are filled with decorations, strands of lights, wire, tree bags, etc. These items eventually end up as little bits of plastic and metal in the mulch.

All residents recycling their Christmas trees are encouraged to follow proper curbside procedures suggested by the County. If you miss the pick up dates in Lake Manassas you can visit the County's website for a complete list of drop-off locations.

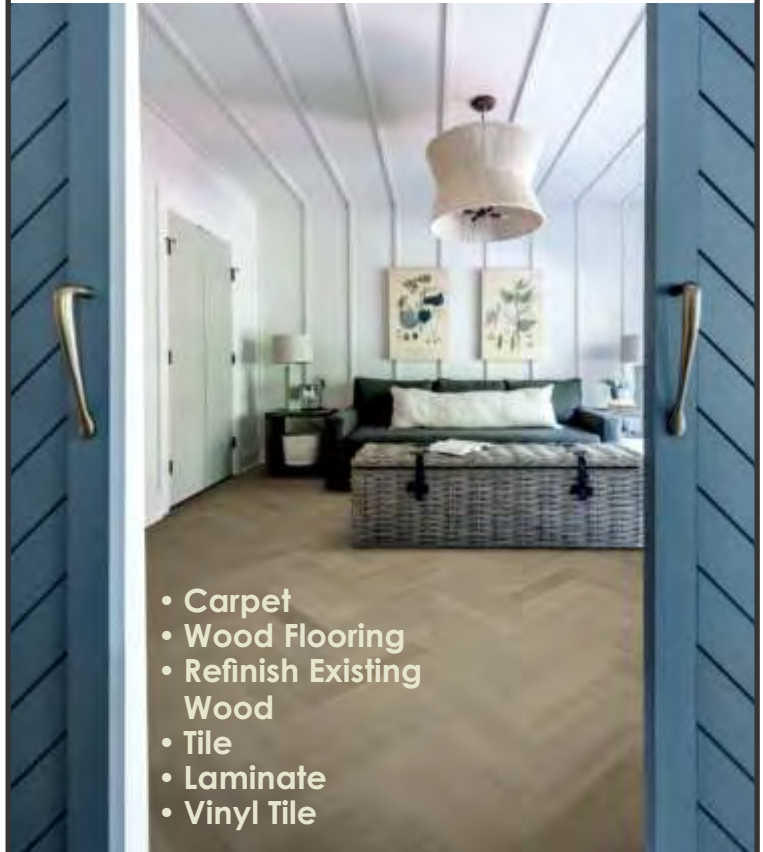
Please keep the following in mind when preparing your trees for collection:

- Remove all decorations from trees, checking carefully for items hidden behind thicker branches or limbs
- Remove tinsel, fake snow, angel hair, etc.
- Remove all lighting
- Remove all twine, metal or plastic ties and string
- Do not place in plastic bags or "Christmas Tree Disposal Bags"
- Remove stands and bases from trees
- Cut any trees over 8 feet tall in half

Removing the tree: The best way to avoid a mess removing your tree is to place a plastic tree bag (which is available at hardware stores) underneath the stand when you set the tree up! You can hide it with a tree skirt. Then, when the holidays are over, pull the bag up around the tree, and carry it outside. Obviously, you will want to remove the stand before recycling the tree. If some needles do scatter inside, it is better to sweep them up; as needles can clog vacuum cleaners.

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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. For the newer style mailbox with the aluminum post and cast iron box, please contact Main Street Mailboxes who will assist you with ordering the correct paint for the mailbox. 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.

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;

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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GATEHOUSE ACCESS PROCEDURES

Administrative Resolution 100720-02

Below is a copy of an administrative resolution passed by the LMROA Board of Directors and mailed to residents at the end of October. This resolution is related to access into the community at both manned and unmanned entrances and took effect on November 1, 2020.

GATEHOUSE ACCESS PROCEDURES

Relating to vehicular access through community entrances at manned gatehouses and remotely unmanned gates

WHEREAS, Article III, Section C.17 of Lake Manassas Residential Owners Association's ("LMROA") Bylaws states that "[t]he Board of Directors shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association's affairs and, as provided by law, may do all acts and things as are not by the Declaration, Articles, or these By-Laws directed to be done and exercised exclusively by the Members."; and

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

WHEREAS, Article II© of the Declaration provides the Board of Directors with the authority to suspend the rights of a resident to use of the Common Area and/or use of Common facilities, including the right to remote access to the community, in accordance with Section 55.1-1819 of the Virginia Property Owners' Association Act, and the Association's established due process procedures; and

WHEREAS, the Board deems it necessary to establish further guidelines and procedures for vehicular access to the community through the manned gatehouses and remotely manned gates.

NOW, THEREFORE, BE IT RESOLVED THAT the following procedures be adopted:

I. GATEHOUSE ACCESS PROCEDURES

Vehicular access to the community will be monitored and controlled at manned gatehouses and remotely manned gates at community entrances in accordance with the published and most current LMROA Post Orders. Please see below for a list of all Manned and Remotely Manned Gates. All remotely manned gates will have electronic entrance systems. Both manned gatehouses and remotely manned gates will have vehicular entry gates and/or barrier arms that can be activated by a remote transmitter in the vehicle, or by the gatehouse personnel at the manned gatehouses.

- o Baltusrol Gate- Manned - 24 hours per day
- o Stonewall Gate- Manned - 24 hours per day
- o Amsterdam Gate- Unmanned

All residents will have an online visitor access account with the Association's Gate Security Software Provider. This account will allow residents to enter all permanent and temporary visitors onto their visitor access list for entry into the community. Please contact the LMROA office for assistance with your account set up or log in.

The use of RFID tags/transmitters is subject to this administrative resolution as well as LMROA's Rules and Regulations. The use of transmitters is available to members in good standing. In the event a member becomes delinquent or is in violation of these Gatehouse Access Procedures, and in accordance with the Association's due process procedures, transmitters may be deactivated (see Section II, below).

A. Residents

All residents will be provided free of charge LMROA decals for prompt admission of their personal vehicles through manned gates. RFID tags/remote transmitters will be made available for sale to all residents upon receipt of a LMROA Vehicle Registration form to open the entry gates and barrier arms. The transmitter will communicate with an antenna mounted on the gatehouse and automatically open the barrier arm and entry gates. Persons with a transmitter should use the resident entrance lane, which is the travel lane to the outside right side of the of the gatehouse. In the case of a remotely manned gate, there is only one (1) entrance lane and ONLY residents can use this lane when entering the community. When approaching the gatehouse, reduce vehicle speed to five (5) miles per hour to ensure that the gate has adequate time to open before the vehicle reaches the gate. Only one vehicle may enter at a time; no tailgating. Be aware that the gate closes immediately after each vehicle.

Transmitters will only be issued to residents providing information for vehicles legally registered to them and who reside in the community. In the case of a resale of a home, transmitters will be deactivated if not returned to the site office. Lost or stolen transmitters should be immediately reported to the LMROA office so that the transmitters can be deactivated.

You may purchase transmitters, by check at the LMROA office during normal business hours:
LMROA Site Office
14900 Turtle Point Drive, Gainesville, VA 20155
Mon-Fri/ 10am - 12:30pm or by appointment

The fee for transmitters shall be established by the Board of Directors, from time to time. Please feel free to contact the LMROA office at 703-753-7745 with any questions.

RFID Tags /loaned, shared or used by residents to allow access to visitors either at manned or unmanned gates is strictly prohibited. Misuse of RFID Tags in this fashion will result in the deactivation of all RFID Tags associated with the homeowners account.

B. Visitors

Visitors are required to check in at manned gates upon each entry to the community.

Residents have the option to obtain, free of

cost, Long Tenn Visitor Pass from the site office; this pass will promptly admit the visitor during the pass' validity period through manned gates. All visitors must be listed in a resident's online visitor access account with the Association's Gate Security Software Provider, where the resident will have the option of listing the visitors as permanent or temporary visitors. **It is every resident's responsibility to list his/her visitors on his/her online visitor access account. If visitors are not listed on the resident's online visitor access account, If visitors are not listed on the resident's online visitor access account, and the resident cannot be reached by phone, the visitor will be denied access to the community.**

C. All Service Providers

Vehicles from major delivery services, such as United Parcel Service (UPS), Federal Express (FEDEX) or Amazon Delivery Service will be admitted to the community by the gate attendant staff. Homeowners who expect deliveries from firms whose names are not well known, or are expecting visits from service providers including, but not limited to, the below list, should enter their names into their online visitor access account with the Association's Gate Security Software Provider.

1. Realtors/Real Estate Agents
2. Delivery Service (i.e., courier, furniture delivery, restaurant/food delivery)
3. Repair Services
4. Contractors
5. Landscapers
6. Caregivers

II. DEACTIVATION OF RFID TAG/ TRANSMITTER.

In the event a member becomes delinquent in the payment of their assessments and/or is found to be in violation of these Gatehouse Access Procedures, the Association may deactivate all RFID Tag/Transmitters associated with that member's account, in accordance with the Association's due process procedures, for up to sixty (60) days per violation, or for the duration of any delinquency.

If an RFID Tag/Transmitter has been deactivated due to a delinquency and/or violation, once the suspension/deactivation period has terminated, the member may return the deactivated device, and purchase a new, activated device.

III. LIMITATION OF LIABILITY

Nothing in this Resolution shall be construed to hold the Association, the Board of Directors, or any designated agent thereof responsible for the act or actions of those accessing the community through the gatehouses.

Effective Date: This resolution shall be effective November 1, 2020.



RESPIRE

Whether you need a short-term stay while recovering from surgery or considering a move to a more social atmosphere, we are here to help. The Wellington at Lake Manassas Community provides experienced professional respite care with all the amenities of home.

Our short-term stay and respite residents enjoy services, amenities, and care that include:

- Fully furnished unit
- 30-90 day stay options
- 24-hour Nursing Care
- Care Plan Levels
- Life Enrichment Programs
- Housekeeping and Laundry Services
- Restaurant Style Fine Dining

For more information, and to schedule a tour, call 703-468-2750.



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LAKE MANASSAS COMMUNITY

On-site management office	703.753.7745
CMC Corporate / Emergencies	703.631.7200
Gatehouses Baltrusol gatehouse	703.754.9465
Stonewall gatehouse	703.754.9951
Stonewall Golf Club Pro Shop	703.753.5101
Brass Cannon Restaurant	703.753.6140
Cable (Comcast) 24-Hour Repair	703.670.3500
Electric Dominion VA Power	888.366.4357
Main Street Mailboxes	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
Virginia Railway Express (VRE)	703.684.1001
Virginia Department of Transportation	703.366.1900
Verizon	800.483.3000
Zoning Administration	703.792.6830

Community Calendars:

January

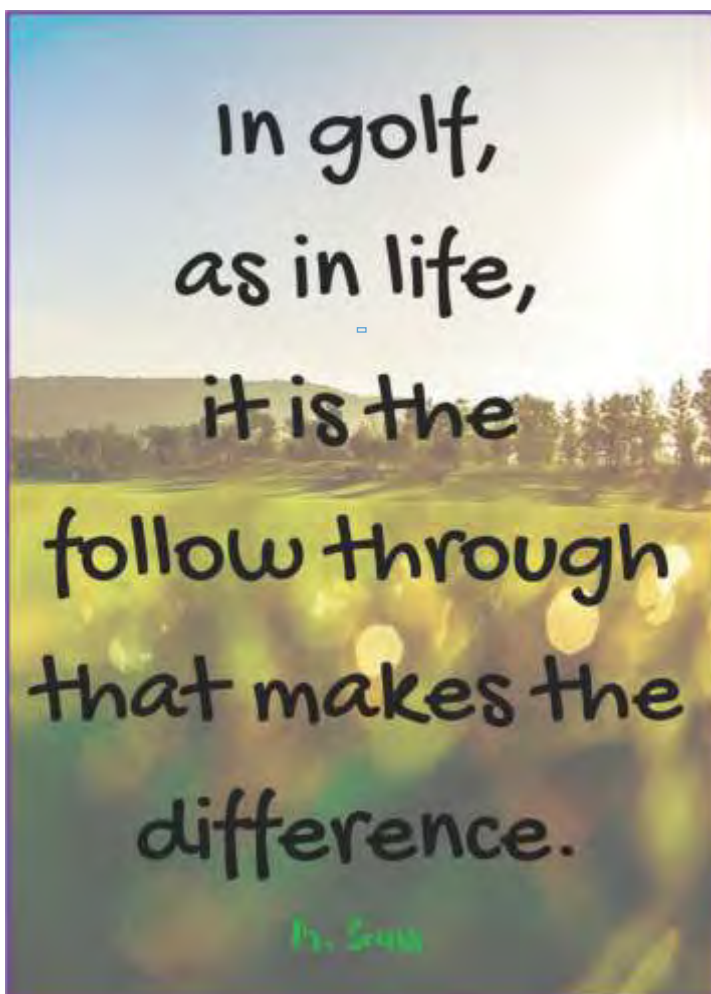
- 11 MCC at 5pm
- 18 COVENANTS at 6pm
- 21 CSVAC at 5:30pm

February

- 3 COMMUNICATIONS 5pm
- 8 MCC at 5pm
- 10 SWIM AND TENNIS COMMITTEE 7pm
- 15 Presidents Day Office Closed
- 17 CSVAC 5:30pm
- 22 COVENANTS 6pm

March

- 8 MCC at 5pm
- 15 COVENANTS 6pm
- 17 CSVAC 5:30pm
- 25 BOARD (tentative) 5:30pm closed session/
6:00 open session



SNOW REMOVAL POLICY

Snow removal begins once the depth of snow reaches two inches on the roads (as reported at Dulles Airport). While the Association does not begin plowing until the two inch mark is reached, our contractor is prepared to handle any potential large snow storms.

- ✱ Salt and sand is applied on an as needed basis.
- ✱ Main roads are plowed first followed by secondary roads, cul-de-sacs and pipe stems.
- ✱ It is recommended that you shovel your driveway after a plow comes through. If you must shovel before a plow comes through, always shovel to the right, facing the street.
- ✱ Skating or playing on any frozen pond or lake area is dangerous and prohibited!
- ✱ Weather can change throughout the day. Always use caution when walking on sidewalks.
- ✱ Please do not approach any vendors.

Contact the LMROA Onsite Manager, Michelle Wingo with any questions or concerns at 703.753.7745 or by email at mwingo@cmc-management.com.

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Association**

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Gainesville, VA 20155

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**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. 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



DEADLINE FOR THE SPRING 2021 ISSUE MARCH 1

For articles and advertising - please submit all ideas/articles and photos to: mwingo@cmc-manangement.com

For advertising please contact MaryPat or Melissa
Imagery Print & Promotions 703-723-3400

imageryads@aol.com OR marypat@imageryprintpromotions.com
or download a contract from www.imageryprintpromotions.com



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In The Future**

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